



CITY OF GUADALUPE HOUSING ELEMENT

May 2009



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City of Guadalupe, California

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HOUSING ELEMENT REVIEW WORKSHEET

Locality City of Guadalupe Draft 5/25/09 Adopted _____ HCD Receipt Date _____
Contact Person _____ Phone # _____ Coastal Zone _____

Did the jurisdiction use the *Building Blocks*' website? Yes ☐ No ☐

Section numbers refer to the Government Code (Article 10.6).

I. Public Participation (GC 65588(c))

- | | Page # |
|---|----------|
| A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element. | <u>3</u> |
| B. Description of how public input was or will be considered and incorporated in the element. | <u>3</u> |

II. Review and Revision (GC 65588(a) & (b))

- | | Page # |
|---|------------|
| A. Evaluation and revision of the previous element: | |
| 1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (i.e., number of housing units rehabilitated). | <u>5-7</u> |
| 2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant differences between what was planned in the previous element and what was achieved. | <u>5-7</u> |
| 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element. | <u>5-7</u> |
| B. Adequate sites implementation/rezone program (GC Section 65584.09); if needed. | <u>--</u> |

III. Housing Needs Assessment (GC 65583(a))

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A. <u>Population and Employment Trends</u>				<u>8-12</u>
B. <u>Household Characteristics</u>				<u>16</u>
1. Number of existing households	<u>775</u>	<u>639</u>	<u>1414</u>	<u>18</u>
2. Total households overpaying for housing	<u>265</u>	<u>294</u>	<u>559</u>	<u>18</u>
3. Lower income households overpaying	<u>212</u>		<u>547</u>	<u>18</u>
4. Total number of existing extremely low-income households			<u>288</u>	<u>16</u>
5. Total number of projected extremely low-income households			<u>271</u>	<u>16</u>

	Owner	Renter	Total	Page #
C. <u>Housing Stock Characteristics</u>				
1. Housing conditions: number of units needing rehabilitation/replacement			—	<u>20-21</u>
2. Overcrowded households	<u>138</u>	<u>181</u>	<u>319</u>	<u>21</u>
3. Housing costs (for sale and rental)	<u>231000</u>	<u>510</u>	—	<u>22-23</u>
4. Housing units by type			<u>1693</u>	<u>25</u>
5. Vacancy rates	<u>2.9%</u>	<u>2.9%</u>		<u>25</u>

	Owner	Renter	Total	Page #
D. <u>Special Housing Needs Analyses</u>				
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2. Elderly	<u>223</u>	<u>72</u>	<u>295</u>	<u>26-27</u>
3. Large households	<u>272</u>	<u>270</u>	<u>542</u>	<u>28-29</u>
4. Farmworkers (seasonal and permanent)			<u>531</u>	<u>36</u>
5. Female headed households			<u>205</u>	<u>31</u>
6. Homeless			<u>10</u>	<u>38</u>
7. Other _____	—	—	—	<u>n/a</u>

E. Analysis of opportunities for energy conservation in residential development [provide incentives to encourage green building practices, promote higher density, compact infill development and passive solar design].	Page #
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F. Analysis of existing assisted housing projects at-risk of converting to non-low income uses.	Page #
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1. Inventory of at-risk units	
2. Assessment of risk	
3. Estimate of replacement vs. preservation costs	
4. Identify qualified entities	
5. Identify potential funding	

- G. Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD.

15

Income Category	New Construction Needs
Very low- (0-50% of area of median-income)	20
Other lower- (51-80% of area median income)	15
Moderate- (81-120% of area median income)	20
Above-moderate (over 120% of area median income)	33
TOTAL UNITS	88

IV. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC Sections 65583(a)(3), 65583(c)(1) and 65583.2)

Page #

A. Sites Inventory (GC 65583.2(a) and (b))

1. Listing of properties by parcel number or unique reference (GC 65583.2(b)(1)) see CD
2. Listing of properties by size (GC 65583.2(b)(2)) see CD
3. Listing of properties by general plan designation and zoning (GC 65583.2(b)(2)) see CD
4. For non-vacant sites, description of existing uses (GC 65583.2(b)(3)) 48-49
5. Map of sites (GC 65583.2(b)(7)) 50

B. Sites Inventory Analysis of Suitability and Availability (GC 65583.2)

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2. Analysis of non-vacant and underutilized lands (GC 65583.2(g)) 51-52
3. Identification of zoning appropriate for housing for lower-income households (GC 65583.2(c)(3)) 47-48
4. Environmental constraints (GC 65583.2(b)(4)) 52-58
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- | | |
|--|--------------|
| 1. Multifamily rental housing | <u>47-48</u> |
| 2. Housing for agricultural employees (permanent and seasonal) | <u>47-48</u> |
| 3. Emergency shelters | <u>47-48</u> |
| 4. Transitional housing | <u>47-48</u> |
| 5. Supportive housing | <u>47-48</u> |
| 6. Single-room occupancy | <u>47-48</u> |
| 7. Mobilehomes/Factory-built housing | <u>47-48</u> |

V. Constraints on Housing (GC Section 65583(a)(4) and (5))A. Governmental Constraints (GC 65583)(a)(4))

- | | |
|--|--------------|
| 1. Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls) | <u>56</u> |
| 2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement) | <u>56</u> |
| 3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements) | <u>56</u> |
| 4. Fees & exactions (permit and impact fees & land dedication or other requirements imposed on developers) | <u>56</u> |
| 5. Processing and permit procedures (e.g., permit and approval process including discretionary review procedures; description of permitted uses; design review process; planned development, processing times) | <u>56-57</u> |
| 6. To housing for persons with disabilities (reasonable accommodation procedure, zoning and land use, building codes) | <u>34-38</u> |

B. Nongovernmental Constraints (GC Section 65583(a)(5))

- | | |
|------------------------------|-----------|
| 1. Availability of financing | <u>47</u> |
| 2. Price of land | <u>58</u> |
| 3. Cost of construction | <u>59</u> |

VI. Quantified Objectives (GC Section 65583(b)(1))

Estimate quantified objectives for the number of housing units (by income level) over the time frame of the element:

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Construction		20	15	20	33
Rehabilitation					
Conservation/Preservation					
TOTAL		20	15	20	33

VII. Other Topics

	Page #
Description of means by which consistency will be achieved and maintained with other general plan elements (GC Section 65583(c)(6)(B)).	_____
Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone (GC Section 65588(c) and (d)).	_____
C. Priority water and sewer services procedures for developments with units affordable to lower-income households (GC Section 65589.7).	_____

VII. Housing Programs (GC 65583(c))

Summarize programs from the element below.

Program Purpose	Program Actions	Agency Responsible	Time Frame	Page No.
<i>Provide adequate sites (65583(c)(1)):</i> 1. Programs to provide capacity to accommodate regional need 2. Programs to provide sites to accommodate all income levels 3. Program for a variety of housing types	Amend Plan and zoning code Implement DJ Farms Rezone Downtown for higher density	City	5 years +	<u>61</u> <u>61</u> <u>61</u>
<i>Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (65583(c)(2)):</i> 1. Utilize federal, State, and local financing and subsidies 2. Provide regulatory concessions and incentives 3. Describe the amount and uses of monies in the redevelopment agency's L&M Fund 4. Other	Apply for and use available funding, e.g. CDBG Fund a housing trust fund	City	5 years +	<u>64-65</u>
<i>Address governmental constraints (65583(c)(3)):</i> 1. Land-use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures 6. Housing for persons with disabilities	Lower development impact fees for apartments Maintain minimum building standards Reduce water and sewer connection fees for secondary units Remove constraints to provide for disabled	City	5 years +	<u>63</u> <u>63</u> <u>67</u> <u>67</u> <u>67</u>
<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>	Section 8 Housing Apply for funding through County and non-profits	City	5 years +	<u>62</u>
<i>Program to promote equal housing opportunities (65583(c)(5))</i>				
<i>Preserve units at-risk (65583(c)(6)(d))</i>	45 year and 55 year deeds for owners and renters	City	5 years +	<u>62</u>

1.0 INTRODUCTION

The City of Guadalupe's Housing Element is a major component of the General Plan that addresses adequate housing opportunities for Guadalupe residents through 2014. It serves as the primary policy document guiding local decision-making related to housing. As one of the seven mandatory General Plan elements required by the State of California, the Housing Element is unique in that it is required to be updated every five years and its content is subject to detailed statutory requirements.

The 2009 Housing Element Update provides a comprehensive analysis of Guadalupe's demographic, economic, and housing characteristics as required by State Law. The Element also provides a detailed evaluation of the City progress in implementing the past five year's policy and action programs related to housing production, preservation, and conservation. Based upon the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the Housing Element establishes a five-year strategy of goals, measurable objectives, policies, and programs that directly address the housing needs of present and future Guadalupe residents.

Legislative Authority

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 et al.). State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need.

The City of Guadalupe adopted its previous housing element for 2004-2009 in August of 2004. This document represents the update required for jurisdictions within the Santa Barbara County Association of Governments (SBCAG) region and responds to the issues that currently face the City.

Regional Housing Needs Assessment & Fair Share Allocation

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG then develops a Regional Housing Need Allocation (RHNA) plan to distribute the region's share of the statewide need to the cities and counties within the region. The RHNA is required to promote the following objectives to:

- increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;

- promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- promote an improved intraregional relationship between jobs and housing.

Guadalupe's allocation comes from the Santa Barbara County Association of Governments (SBCAG). The current SBCAG RHNA was adopted in January 2007 and is valid until June 30, 2014. The State allocated 11,600 units to SBCAG for the entire County of Santa Barbara for the 2007-2014 planning period. Guadalupe's allocation from the 11,600 units is 88 units.

The RHNA plan also breaks down the total housing production goal into various cost categories: units affordable to "very low" income, "low"-income, "moderate" income and "above moderate" income households. Chapter 2 of this element defines these categories as they apply to Guadalupe. Historically, the private housing market in Guadalupe appears to have done a reasonably good job of providing affordable housing, particularly rental housing. However, due to market conditions other programs including incentives and the use of State or Federal funds will be increasingly important. Such programs are included in this element.

Special Needs Groups

A review of the most recent census data suggests that there are some groups of Guadalupe residents with special housing needs. These primarily include farmworkers, the disabled, and large families. This housing element includes policies and programs to help address the needs of these groups.

At-Risk Units

There are no subsidized housing units in Guadalupe that are at-risk of converting to market rate units during the time frame of this element. Nonetheless, policies and programs requiring ongoing monitoring and notice have been included.

Coastal Zone Requirements

The California Coastal Act, enacted in 1972, created special requirements for land that was designated as part of the coastal zone, among these requirements, cities must establish procedures for protecting low and moderate income housing in the coastal zone, or where such housing is converted or demolished for other uses, replacement housing must be made available. State law also requires an inventory of housing construction and demolition activity.

About 60 acres in Guadalupe lies within the coastal zone. The City annexed this land in 1990 and prepared a local coastal plan (LCP) that was certified by the California Coastal Commission. The uses for the site include a community park, single family residences, open space and the City's wastewater treatment plan.

Public Involvement

The 2009 Housing Element update was based on significant public participation. Opportunities for public participation throughout the Housing Element process include the following components:

- City staff workshop
- Stakeholders meeting (January 13, 2009);
- Community meetings (October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; March 12, 2009);
- Housing Advisory Commission/Planning Commission Workshop (___);
- City Council Workshop (___);
- Public review of the Draft Housing Element (___);
- Public hearing before the Planning Commission (___) and City Council (___); and,
- Review of the Draft Element by the State Department of Housing and Community Development (submitted ___ and Certification of Compliance received ___).

Residents of Guadalupe support infill development in the downtown core around Guadalupe Street that is affordable by design. From the meetings it was also identified that housing for families is a concern and single-family residential units are desired to accommodate that need. These community aspirations are incorporated into the goals, objectives, policies, and programs in this Element.

Organization of the Element

This Element gives background information followed by goals, objectives, policies, and programs. The background information first reviews the current housing element, then looks at the RHNA process, current population and employment trends, housing and household characteristics, special needs, energy conservation, at-risk units, quantified objectives, a site inventory, and constraints to development. The housing element checklist is on page.



2.0 BACKGROUND INFORMATION

2.1 Introduction

In order to adequately plan to meet the existing and projected housing needs in Guadalupe, this chapter begins with a review of the previous housing element, then continues with a discussion of Guadalupe's share of the regional housing need as established in the Regional Housing Needs Plan (RHNP) prepared by the Santa Barbara County Association of Governments (SBCAG). It then provides a descriptive analysis and quantification of the community and the specific needs of Guadalupe's residents and the resources available to address those needs. Also covered in this chapter is an assessment of the existing housing stock, a summary of the constraints to housing production, an analysis of housing units at-risk of conversion from affordable to market-rate uses, and a review of past housing efforts.

2.2 Review of Previous Housing Element

This section will look at housing trends and the goals of the previous housing element to analyze their appropriateness, effectiveness, and progress in implementation. More detail can be found about issues touched on here in the following sections of this chapter.

Housing Trends

Guadalupe experienced a 39 percent increase in the total number of housing units from 1980 to 2003 (US Census Bureau, 1980, 1990, 2000), yet from 1990 to 2000 Guadalupe's housing stock increased a mere five percent. Since 2000, Guadalupe has experienced a small housing boom of an approximate increase of 14 percent in the City's housing stock. The City issued 111 new residential building permits from 1999 to 2003 (Housing Element, 2004). People in search of more competitive housing costs on the Central Coast are finding Guadalupe as an attractive alternative, which could lead to increased housing demand and higher housing costs as Guadalupe draws more homebuyers seeking a small "bedroom" community.

As shown in the Table 1, in 2001, 47 single-family dwelling units were approved and built. In 2002, 48 units of single-family dwellings were constructed. In 2003, 51 single-family dwelling units were approved. The number of building permits spiked in 2004, with 16 single-family, 66 units of "three and four family," and 53 units of "five or more family." In 2005, construction slowed, with only six single-family units and 47 "five or more family." In 2006, building permits for 27 "five or more family" units were built, with a complete halt in construction in 2007 and 2008, which may be attributed to the slow real estate market and severe economic downturn in late 2008.

Table 1. Building Permits (Number of Units) Over a Ten-Year Period

Building Permits	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Single-family	0	0	0	47	48	51	16	6	0	0	0
Three and four family	0	0	0	0	0	0	66	0	0	0	0
Five or more family	0	0	0	0	0	0	53	47	27	0	0

Source: U.S. Census Bureau, *Manufacturing, Mining, and Construction Statistics*
<http://censtats.census.gov/bldg/bldgprmt.shtml>

Goals of the Previous Housing Element

A. To provide a continuing supply of affordable housing to meet the needs of existing and future Guadalupe residents in all income categories.

Table 2 the RHNA allocation for the previous Guadalupe housing element. The housing trends show that building permits were issued for 209 units between 2004 and 2006. Riverview Townhomes provided 130 units total and was built between 2001 and 2006. Some units were ready for occupation in 2003. Eighty units at Riverview were affordable housing units which covers the 34 needed for the low and very low income groups. Fifty homes were also built which is more than what is needed for the 49 moderate and above moderate incomes. Some of the Riverview units will fall under the previous housing needs allocation, though the number is unknown at this time. Also, the Plaza Apartments provided 80 new rental units. The rental costs for these units (\$1000-\$1400 per month) fall into the moderate range.

Table 2: Guadalupe Housing Need from RHNA 2002

Income Group	Households
Very Low	20
Low	14
Moderate	19
Above Moderate	30
Total	83

Source: SBCAG RHNA, 2002

The affordable housing need in Guadalupe is high, and so it is appropriate that the amount of affordable housing units built is also high. However, it seems more housing for above moderate incomes could be provided.

The City already has in place several policies and programs to encourage affordable housing including purchasing land for housing construction through tax increment financing, a mortgage subsidy program, and authorization of a housing rehabilitation program through the City's redevelopment agency. The City has also cooperated with the Santa Barbara County Housing Authority to build low-income housing projects and provide Section 8 rent

subsidies to low income households. The City also distributes information on fair housing and tenants rights.

B. To conserve and rehabilitate the City's current stock of affordable housing.

Three recent land use surveys show that the housing stock in Guadalupe seems to be increasing in quality overall. The newer housing stock contributes to this increase. Many of the new units are affordable units.

Financing to improve affordable housing units and to develop more affordable housing units is provided through various grants by the Guadalupe Redevelopment Agency. The increase in the quality of the housing stock may be partly attributable to funding from the RDA.

C. Preserve all at-risk units in Guadalupe.

Research has not shown that any government recognized low-income units have been converted or were at risk of conversion during the last housing element update.

D. To meet the housing needs of special groups of Guadalupe residents, including farmworkers, people with disabilities and large families.

There are enough large homes in Guadalupe to support the number of large households in the City, however affordability of these units may be an issue. Many of the large households may also be farmworkers. The city is pursuing grants and reviewing possible sites for development of farmworker housing.

The elderly are not specifically targeted in the housing policies. This is a group that is projected to grow as a proportion of the population, and should be addressed directly in the future. There are currently many programs in Guadalupe that aid the elderly in various ways, though the relative success of the programs has not been assessed.

Single parent families were not addressed in the previous housing elements policies, and this document shows they make up a large percentage of families below the poverty line. Aid for Dependent Children provides support for single-parent families.

In Guadalupe, it is infeasible to provide the necessary facilities for severely disabled people that larger cities can provide. However, the city does not require special building codes or onerous project review to make homes accessible for persons with disabilities.

E. To continue to avoid significant homelessness in Guadalupe.

The policy calls for providing information for the homeless. The Santa Maria Presbyterian church has a homeless assistance program. The current policy could also address the issue of affordable housing.

F. To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Guadalupe residents.

The California State Building Standards Code requires that all new residential development comply with energy conservation standards. Some land use decisions in the City provide better access to amenities, and therefore lowers energy consumption. However, outward expansion of the city which is taking place could reduce access to amenities for some residents. More specific policies could be provided to encourage the development of an ideal land use pattern.

G. To assure equal access to sound, affordable housing for all persons regardless of race, creed, age, or sex.

There is not evidence of discrimination in affordable housing allocation.

H. To ensure participation of all economic segments of the community in the development of housing policy for Guadalupe.

Community workshops were held during the development of the current housing element. An effort was made to notify all segments of the community through various outreach efforts with information in English and Spanish.

2.3 Population and Employment Trends

This section discusses major population changes and employment trends in the City of Guadalupe. Additional information can be found in the City of Guadalupe Background Report (Cal Poly, 2009).

Population Size and Change

According to the California Department of Finance, the 2008 population for Guadalupe is 6,541 residents. This represents an increase of 882 people from the 2000 census population of 5,659. This 15 percent change is a substantial increase in the population growth rate when compared to the period from 1990 to 2000, when Guadalupe added 180 citizens, resulting in a population increase from 5,479 to 5,659, or a population growth rate of 3.2 percent (Table 3).

Table 3. Guadalupe Population, 1990 to 2008

Year	Population	Change in Population	% Change in Population
2008	6,541	882	15.59
2000	5,659	180	3.29
1990	5,479	-	-

Source: California Department of Finance 2008, Demographic Research Unit, Table E5

Senior Citizens

From 1990 to 2000 the proportion of senior citizens in Guadalupe increased. In 2000, the population aged 65 and over numbered 525 people, an increase of 64 people from 1990 (Table 4). This shift represented a one percent increase and was counter to the slower changes or decreases experienced in the State, County, and Nipomo.

Despite the upward trend, the total proportion of senior citizens in Guadalupe remained lower than that of the comparison populations. When compared with Nipomo, Guadalupe was 3.5 percent lower. Additionally, the County of Santa Barbara and the State of California had higher proportions of seniors in their population, representing a 4 percent and 2 percent increase respectively.

Table 4. Proportion of Population age 65 and over

	Guadalupe	Nipomo	Santa Barbara County	State of California
2000	8.6	12.1	12.7	10.6
1990	7.6	13.3	12.3	10.5
Change	+1	-1.2	+0.4	+0.1

Source: US Census Bureau 1990, SF 1, Table QT-P1A; US Census Bureau, 2000, SF 1, Table P12

Relationship Between Jobs and Housing in Guadalupe

This section provides a closer look at the opportunities and constraints that exist in Guadalupe regarding employment centers and housing areas. About 70 percent of Guadalupe residents required fifteen minutes or more to travel to their place of employment. Because of the relatively small size of Guadalupe, this suggests that these commuters are leaving the city limits to work. Much of the commuting is between the City of Santa Maria and Guadalupe on State Route 166. Route 166 is very congested with farm equipment and truck traffic. The City of Guadalupe is trying to increase the economic base of the city. Success at this venture would help decrease the amount of commuting necessary for Guadalupe residents.

Unemployment and Labor Force Participation

Along with assessing quality of life, economic indicators are also useful for determining the economy's ability to provide jobs for local residents. According to the California Department of Finance, in 2007 the unemployment rate in Guadalupe was 5.7 percent. Since 2000, unemployment has fluctuated up to a high of 6.7 percent in 2002, and a low of 5.3 percent in 2006 (Table 5).

Although changes in Guadalupe's unemployment rate have coincided with changes across the state, over the past seven years the City has generally experienced higher levels of unemployment than comparison populations (Figure 1). Starting in 2000, Guadalupe had a higher unemployment rate than the State of California, Santa Barbara County and Nipomo. This trend continued in 2001, and although 2002 saw unemployment rates rise for all four populations, Guadalupe and California had the highest unemployment rates at 6.7 percent. In 2003 and 2004, Guadalupe's unemployment rate dropped slightly below the State of California. However, in 2005 and 2006 as unemployment rates dropped across the State, Guadalupe experienced a smaller overall decrease and again had the highest unemployment rate. As unemployment trends increased across comparison populations in 2007, Guadalupe was again the highest at 5.7 percent.

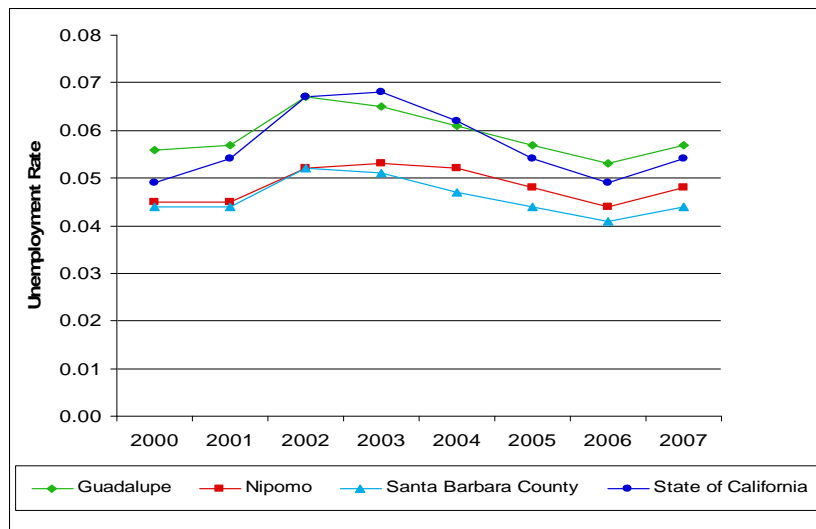
Labor force participation is a measure of legally aged citizens who are working or looking for work. According to the 2000 census Guadalupe had a labor force participation rate of 54 percent (Table 6). Males had a higher participation rate than females, 63.8 percent compared to 44.4 percent.

Table 5. Guadalupe Unemployment, 2000-2007

Year	Unemployment Rate
2007	5.7
2006	5.3
2005	5.7
2004	6.1
2003	6.5
2002	6.7
2001	5.7
2000	5.6

Source: California Department of Finance

Figure 1. Comparison of Unemployment Rates, 2000-2007



Source: California Employment Development Department, 2008 (from: <http://www.labormarketinfo.edd.ca.gov>)

Table 6. Labor Force and Employment, by Gender 2000

	Males		Females		Total	
Workers age 16 and over	2,132	100.0%	2,054	100.0%	4,186	100.0%
Employed	1361	63.8%	912	44.4%	2273	54.3%
Unemployed	121	5.7%	97	4.7%	218	5.2%
Not in Labor Force	650	30.5%	1,045	50.9%	1,695	40.5%
Labor Force Participation Rate*	63.80%		44.40%		54.30%	

* Population in labor force over population age 16 and over. Source: US Census Bureau 2000, SF 3, Table P43

Compared to surrounding areas and the State, Guadalupe had relatively low labor force participation in 2000 (Table 7). Guadalupe had 6.3 percent lower labor force participation than Nipomo, 8.8 percent lower than Santa Barbara County, and 8.1 percent lower than the State of California.

Overall, the low labor force participation, the high unemployment rates, and the low median household income are indicators of a lagging local economy. Nearly half of the working age population is not working, and those that are working are being paid low wages. This data raises concerns about job quality, job quantity, job diversity, and the wages earned in the jobs that are available.

Table 7. Comparison of Unemployment and Labor Force Participation Rates, 2000

	Guadalupe	Nipomo	Santa Barbara County	State of California
Median Household Income	\$31,955	\$49,852	\$46,677	\$47,493
Unemployment Rate	5.6%	4.5%	4.4%	4.9%
Labor Force Participation Rate	54.3%	60.6%	63.1%	62.4%

Source: US Census Bureau 2000, SF 3, Table P43

Income and Poverty

The local economy's ability to provide a high quality of life for residents can be measured in several ways. Two measurements that are particularly helpful are household and per capita income, which communicate family and individual earnings for a given year (Table 8). In 2000, both median household income and per capita income were well below averages for comparison populations. With a median household income of \$31,955, Guadalupe was 56 percent lower than Nipomo, 46 percent lower than Santa Barbara County, and 48 percent lower than the State of California. Per capita income was even lower than comparison population averages. At \$11,431, Guadalupe was 64 percent below Nipomo, over 100 percent below Santa Barbara County, and 98 percent below the State of California.

Table 8. Comparison of Incomes, 2000 (1999 dollars)

	Guadalupe (\$)	Nipomo (\$)	Santa Barbara County (\$)	State of California (\$)
Median Household Income	31,955	49,852	46,677	47,493
Difference compared to Guadalupe	--	+ 56.0%	+ 46.1%	+ 48.6%
Per Capita Income	11,431	18,824	23,059	22,711
Difference compared to Guadalupe	--	+ 64.6%	+ 101.7%	+ 98.7%

Source: US Census Bureau 2000, SF 3, Tables P53, P82

In addition to having lower median incomes, Guadalupe's population had a larger percentage of citizens living below the poverty line. The US Census determines threshold values for those living below the poverty line based on household size and income. For instance, in 1999 it was determined that a family of four needed to make \$17,463 per year in order to live above the poverty line. The data reveals 25 percent of residents in Guadalupe earned less than this amount. This percentage was significantly higher than Nipomo, Santa Barbara County, and the State of California, who had 7 percent, 14.3 percent, and 14.2 percent respectively (Table 9).

Table 9. Comparison of Populations below Poverty Line, 1999

	Guadalupe	Nipomo	Santa Barbara County	State of California
Above Poverty Line	4,200 75.0%	11,589 92.7%	329,426 85.7%	28,393,914 85.80%
Below Poverty Line	1,403 25.0%	910 7.3%	55,086 14.3%	4,706,130 14.2%

Source: US Census Bureau 2000, SF 3, Tables P87

2.4 Regional Housing Needs

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The housing component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests. The Regional Housing Needs Allocation (RHNA) process of housing element law promotes the state's interest in encouraging open markets and providing opportunities for the private sector to address the State's housing demand, leaving the ultimate decision about how and where to plan for growth at the regional and local levels. While land-use planning is fundamentally a local issue, the availability of housing is a matter of statewide importance. Thus, the RHNA process requires local governments to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately

designated land and opportunities for housing development to address population growth and job generation (HCD, 2009).

The State Department of Housing and Community Development (HCD) initiates the RHNA process by examining demographic and economic data, along with population projections from the Department of Finance (DOF) and regional population forecasts. This information is used to generate and distribute housing allocations to regional Councils of Governments (COG). The COG then develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region.

Santa Barbara County Association of Governments (SBCAG) has the responsibility of preparing the RHNP for the cities within Santa Barbara County, which includes Guadalupe, and for the unincorporated portion of the county. The current RHNP was approved in June of 2008 and is valid through 2014. The methodology used by SBCAG to allocate housing units to each jurisdiction is summarized below.

SBCAG estimates the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County. The population change is then converted into housing units necessary to accommodate projected population increases. This estimate includes a vacancy rate that reflects a "healthy" housing market, and replacement of existing units that may be demolished.

The estimate of housing needs is then divided into four groups based on income. This step is to ensure that a sufficient quantity of housing is available for all income groups in the community. HCD defines the income groups as follows:

- Extremely Low Income – up to 30 percent of the county median income
- Very Low Income – household income is less than 50 percent of the county median income.
- Low Income – household income is between 50 and 80 percent of the county median income.
- Moderate Income – household income is between 80 and 120 percent of the county median income.
- Above Moderate Income – household income is greater than 120 percent of the county median income.

Income limits for Santa Barbara County are updated yearly from HUD and by the state. The income limits for Santa Barbara County are shown in Table 10.

The housing needs for each jurisdiction are first allocated based on the percentage of the total population that falls into each category. In other words, if 15 percent of the population is classified as low income, then 15 percent of future housing needs should be affordable to households within that income category. The allocations are then adjusted for factors particular

to each jurisdiction, such as disproportionate housing types, number of renters, or number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over impactation of low income in particular jurisdictions.

Table 10: 2008 Limits for Income Groups in County of Santa Barbara

	Income Category				
Persons per household	Extremely Low	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$16,350	\$27,250	\$43,600	\$47,000	\$56,400
2	\$18,700	\$31,100	\$49,800	\$53,700	\$64,400
3	\$21,000	\$35,000	\$56,050	\$60,400	\$72,500
4	\$23,350	\$38,900	\$62,250	\$67,100	\$80,500
5	\$25,200	\$42,000	\$67,250	\$72,500	\$86,900
6	\$27,100	\$45,100	\$72,200	\$77,800	\$93,400
7	\$28,950	\$48,250	\$77,200	\$83,200	\$99,800
8	\$30,800	\$51,350	\$82,150	\$88,600	\$106,300

Source: U.S. Department of Housing and Urban Development, FY 2008 Income Limits

Projected Housing Need

The projected housing need for Guadalupe by the year 2015 is about 225 units, based on the projected population. Guadalupe's fair share Regional Housing Needs Allocation (RHNA) is 88 new housing units during the five-year time period beginning January 1, 2008. Table 11 shows this housing needs allocation, as well as the percentage in each income category of the total allocation. As evident in Table 3, Guadalupe needs to maintain a sufficient amount of affordable housing for 'very low' and 'moderate' income categories, as well as increase the amount of housing for 'above moderate'. Guadalupe has a smaller percentage of housing needs allocation than any other City in the County of Santa Barbara. This corresponds with population and job growth in the area, showing that Guadalupe holds a small proportion of the County's employment and projected population growth.

Table 11: Guadalupe 2007-2014 Regional Housing Need Allocation by Income

Income Group	Households	Percentage
Very Low	20	23%
Low	15	17%
Moderate	20	23%
Above Moderate	33	37%
Total	88	100%

Source: SBCAG, Regional Housing Needs Allocation Plan, 2008

2.5 Household Characteristics

According to HCD, in 2000, median household income for a family of four in Santa Barbara County was \$46,667 (HCD, 2002). According to the definitions above, the income categories for a family of four in Santa Barbara County are defined as follows:

Table 12: Household Income Groups by Median Income Level in Santa Barbara County

Income Group	Range
Extremely Low Income*	Less than \$14,000
Very Low Income	Less than \$23,338
Low Income	\$23,338 to \$37,341
Moderate Income	\$37,342 to \$56,012
Above Moderate Income	More than \$56,012

Source: SBCAG, Regional Housing Needs Assessment, 2008

*Extremely low income range was calculated based on its definition and is not from the RHNA.

Table 13 shows SBCAG's 2000 breakdown of existing households within Guadalupe by income group. The highest percentage, 36 percent, is in the 'very low' income group in Guadalupe. This means that Guadalupe will have to plan for a high proportion of 'very low' income housing units in the future.

Most housing allocation plans simply apply the income percentages to the total number of needed housing units to determine the needed number of each type of housing. However, as briefly discussed above, SBCAG adjusts such percentages to account for special circumstances.

Table 13: Guadalupe Households by Income Group, 2000

Income Group	Households	Percentage
(Extremely Low)*	(288)	(20%)
Very Low**	509	36%
Low	297	21%
Moderate	212	15%
Above Moderate	396	28%
Total	1414	100%

Source: US Census Bureau, SF3, P52, 2000

SBCAG Regional Housing Needs Assessment, 2008

*Extremely low was calculated separately as it is not in the RHNA.

** Very low includes extremely low.

Table 14 shows the projected number of households in each income category. This is based on the number of total households projected for Santa Barbara County (11,126 households) and the percentages of each income category as calculated from US Census data.

Table 14: Projected Number of Guadalupe Households by Income Category (2015)

Income Group	Percentage	Households
(Extremely Low)*	20%	271
Very Low**	36%	539
Low	21%	314
Moderate	15%	224
Above Moderate	28%	419
Total	100%	1498

*Extremely low was calculated separately as it is not in the RHNA.

** Very low includes extremely low.

When compared to the City of Santa Maria and the whole County, Guadalupe's percentages of 'very low' and 'low' income housing needed are the same. For 'moderate' and 'above moderate' income levels, Guadalupe has almost the same percentage allocation as Santa Maria. From this we can conclude that housing need allocations in Guadalupe are very similar to those of the neighboring City of Santa Maria.

Overpayment and Affordability

Affordable housing is defined by the US Department of Housing and Urban Development (HUD) as housing that is available at a cost no greater than 30 percent of a household's monthly income. The State of California defines affordable housing as rental or purchase housing costs that do not exceed 25 percent of the resident's gross monthly income. These costs include monthly rent or mortgage payments, as well as utilities and other costs such as mortgage insurance.

Table 15a shows the percentage of household income that Guadalupe residents spend on rent. The data shows that a large percentage, around 40 percent, of residents who rent in Guadalupe are paying over 30 percent of their household income on housing costs. From another perspective, over one-half of Guadalupe's renters pay 25 percent or more of their income for rental housing, suggesting that about 50 percent of the City's rental housing is not affordable, according to the State's definition.

Table 15a: Gross Rent as Percentage of Household Income, City of Guadalupe 2000

Specified renter-occupied housing units	Number 629	Percent 100
Less than 10 percent	24	3.8
10 to 14 percent	51	8.1
15 to 19 percent	78	12.4
20 to 24 percent	85	13.5
25 to 29 percent	76	12.1
30 to 34 percent	35	5.6
35 to 39 percent	65	10.3
40 to 49 percent	46	7.3
50 percent or more	123	19.6
Not computed	46	7.3
Median	28.5	(X)

Source: US Census Bureau, SF 3, DP-4, 2000

Table 15b: Home Owner Costs as a percent of Income, Guadalupe 1999

Income Range	Number of Households Paying			
	Less than <25% of Household Income	25-34% of Household Income	35% or more of Household Income	Not Computed
Less than \$9,999	24.4	22.2	53.3	0.1
\$10,000 to \$19,999	36.5	8.7	54.8	0
\$20,000 to \$34,999	33.5	32.3	34.2	0
\$35,000 to \$49,999	50.5	28.4	21.1	0
\$50,000 to \$74,999	58.6	32.7	8.8	0
\$75,000 or More	84.7	12.1	3.2	0

Source: US Census Bureau, SF 3, DP-4, 2000

Housing cost in the City of Guadalupe is generally considered affordable when compared to the rest of Santa Barbara County. However looking at the employment, industries and household income in Guadalupe it is apparent that housing may not be that affordable for the residents who work in the lower paying jobs. Guadalupe is an agricultural community where most of the employed are engaged in low-paying service and agriculture/mining industries. Estimates based on 2000 census data shows, that about 547 (39%) households in the lower income categories are overpaying for housing. This breaks down into 212 (27%) of owner-occupied households and 335 (53%) of renter-occupied households. See Table 15b and 16.

Table 16: Housing Affordability

Age Cohort	2000			
	Renter Occupied		Owner Occupied	
	Number of Households	Percent Paying Greater Than 30 Percent of HH Income	Number of Households	Percent Paying Greater Than 30 Percent of HH Income
15 to 24	39	82.05%	6	0.00%
25 to 34	176	57.49%	77	29.87%
35 to 44	163	25.49%	181	53.59%
45 to 54	79	39.73%	193	33.16%
55 to 64	78	52.56%	110	6.36%
65 to 74	53	22.92%	156	35.26%
75 years and over	41	84.00%	52	36.54%
Total	629	34.00%	775	46.00%

Source: US Census Bureau, SF1, 2000

In 2000, Guadalupe's median home price was \$113,087, which doubled to \$230,952 in 2008. Median household income for Guadalupe in 2000 was \$31,632, while the County of Santa Barbara was \$46,677. For 2008, median household income in Guadalupe was projected to be \$41,461. Guadalupe has the lowest median household income of all the cities in Santa Barbara County. The median household income for Guadalupe does not support the purchase of a median-priced house there. The 2008 Regional Transportation Plan (RTP) for Santa Barbara County suggests Guadalupe had the highest poverty rate at 25 percent, where Santa Maria ranks second at 19.7 percent. Table 17 compares the poverty levels for all the cities in the County, as well as the County as a whole.

Appendix B, Table C-1 provides information on what percentage of income is used for housing costs for owner-occupied units. The appendix shows that a little over 50 percent of people who earn less than \$20,000 per year spend 35 percent or more on housing costs. For people making between \$20,000 and \$50,000, there are about 40 percent spending 30 percent or more of their income on housing costs. This shows that about 80 Guadalupe homeowners (or 10 percent) overpay for housing. As with most Central Coast communities, Guadalupe needs more affordable housing to match residents' incomes.

Table 17: Percent Population in Poverty Level 2000

	Poverty (population)	
	Number	Percent
North County		
Buellton	337	8.8%
Guadalupe	1403	25.0%
Lompoc	5805	15.4%
Santa Maria	14823	19.7%
Solvang	350	3.7%
Carpinteria	1480	10.4%
Santa Barbara	11846	13.4%
Santa Barbara County	55086	14.3%

Source: US Census Bureau, SF1, 2000

2.6 Housing Stock Characteristics

The existing housing stock in Guadalupe can be described by a number of characteristics including the number of units; type (single-family, mobile home, apartments, etc.); their tenure (owner occupied vs. rentals); the number of people living in the units (household size); and unit size. Other sections of this chapter discuss cost, overcrowding, and the physical condition of homes in the city.

Condition of Buildings

Cal Poly recently conducted a survey of the housing stock in Guadalupe. It was found that the majority of housing stock is in sound condition. Students evaluated two separate categories of housing that needs improvement: deteriorating and dilapidated. There are more houses in the deteriorating category versus dilapidated houses, which suggests that programs should be focused on rehabilitation and retention instead of demolition.

When compared with previous inventories of Guadalupe (Table 18), the general trend seems to be that houses are increasing in quality. This could be largely due to rehabilitation grant programs funded by the Guadalupe Redevelopment Agency. Also, the overall percentage of sound buildings documented could be a result of new housing recently constructed.

Table 18: Housing Condition Survey Results

	People's Self-Help Housing Corporation Survey 1998		RM and Associates Housing Survey 2003		Cal Poly Land Use Inventory 2008	
Conditions	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
Sound	1223	86%	1281	84%	1654	90%
Moderate Rehabilitation	166	12%	198	13%	171	9%
Dilapidated	41	3%	53	3%	11	1%
Total Housing	1430	100%	1532	100%	1836	100%

Overcrowding

Overcrowding is a past and continuing problem in Guadalupe. The US Census defines overcrowding as occupancy that exceeds more than one person per room. The State of California Office of Planning and Research (OPR) guidelines (2003) designate households that have more than 1.5 persons per room as severely overcrowded.

The Guadalupe Redevelopment Agency's Implementation Plan (2005) states that almost one-half of Guadalupe's renters, and one-third of owner-occupants live in overcrowded conditions. According to the Redevelopment Agency's Plan (2005), the City of Guadalupe has a very high incidence of overcrowding; 28 percent of all renter-occupied housing units are highly overcrowded (p.9). Another 17.5 percent of renter occupied housing also meets the simple definition of overcrowded, for a total of about 47 percent overcrowded rental units. About 34 percent of owner-occupied housing is overcrowded. The average home in Guadalupe with five rooms (kitchen, living room, and three bedrooms) has eight people living in that home. In fact, the Guadalupe Planning Department regularly receives complaints of overcrowded rental units where a three-bedroom home has as many as 18 people per unit (p.9).

As illustrated in Table 19, Guadalupe has the highest number of persons per household, approximately four persons per household, compared with 2.8 persons per household in the County. The persons per household numbers collected by the US Census and the Department of Finance (DOF) may not reflect the real situation of overcrowding in Guadalupe.

Table 19: Persons per Household in Santa Barbara County 2008

County/City	Persons per Household
Buellton	2.640
Carpinteria	2.791
Goleta	2.676
Guadalupe	3.959
Lompoc	2.854
Santa Barbara	2.441
Santa Maria	3.342
Solvang	2.344
Santa Barbara County	2.776

Source: CA Department of Finance, Report E-5, 2008

Table 20 shows the number of persons per room and percentage in owner-occupied and renter occupied units. This indicates that renter occupied units are more crowded, as 28.8 percent of units have more than 1.5 persons per room compared to 17.2 percent in owner-occupied. This suggests that there may be a lack of housing that is affordable for the residents of Guadalupe.

Table 20: Tenure By Occupants per Room, City of Guadalupe, 2000

Persons per Room	Owner Occupied Units		Renter Occupied Units	
	Number	Percent	Number	Percent
.50 or less occupants per room	249	31.0	97	15.4
.51 to 1.00 occupants per room	284	35.4	241	38.3
1.01 to 1.51 occupants per room	132	16.4	110	17.5
1.51 or more occupants per room	138	17.2	181	28.8
Total Units	803	100.0	629	100.0

Source: US Census Bureau, SF 3, H20, 2000

Occupied Owner Housing Costs

The 2000 census provides information on homeowner's perceptions of the value of their homes. The census specifically asks, "what is the value of this property: that is, how much do you think this house and lot or condominium unit would sell for if it were for sale?" Thus, the response does not measure market value as determined by an actual transaction; rather it measures homeowner's perceptions of the value. Table 21 reflects estimated values of homes as reported in the 2000 Census.

**Table 21: Values of Owner-Occupied Housing, City of Guadalupe
2000**

Value	Number	Percent
Less Than \$79,999	93	12%
\$80,000 to \$89,999	65	8%
\$90,000 to \$99,999	86	11%
\$100,000 to \$124,999	280	36%
\$125,000 to \$149,999	120	15%
\$150,000 to \$174,999	67	9%
\$175,000 to \$199,000	46	6%
\$200,000 and above	18	2%
Un-accounted	5	1%
Total	780	100%

Source: US Census Bureau, SF 1, DP4, 2000

This information includes condominiums, mobile homes, and detached single-family houses. Further, the data does not distinguish among the number of bedrooms in a dwelling. Nevertheless, the figures do provide a reasonable picture of home values in Guadalupe. From the table, the largest percentage appears to fall within the \$100,000 to \$125,000 range. This data is well below the median home value in Guadalupe that is discussed next because of a bubble in the real estate market in the following half decade.

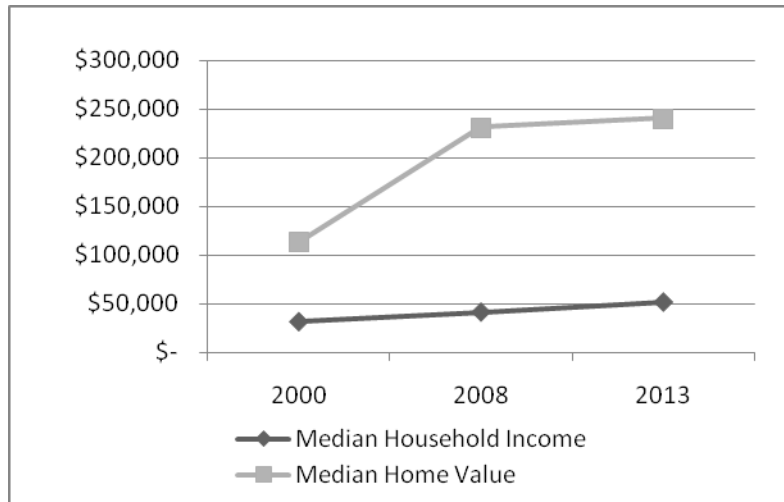
The 2007 single family median sales prices are shown by market areas as follows:

- South Coast median \$1,230,000
- Santa Maria valley median \$400,000
- Lompoc Valley median \$366,000
- Santa Ynez Valley median \$800,000

*Source: SBCAG RHNA

The median home value in Guadalupe for 2008 was estimated to be \$230,952 (ESRI 2008). This shows that the median home value in Guadalupe is just more than half the median value of the Santa Maria Valley. Figure 2 compares the median household income in Guadalupe to the median home value. Between 2000 and 2008 home prices increased exponentially while the median household income increased only slightly, showing that there is a large affordability gap and household income has not kept pace with increases in housing prices. From 2000 to 2008 household income in Guadalupe increased by approximately \$10,000 while median home prices in Guadalupe doubled from \$112,800 in 2000.

Figure 2: Guadalupe Median Household Income vs. Median Home Value 2000-2013



Source: ESRI, 2008 projections Market Profile, Coldwell Banker Commercial

Rental Costs

Table 22 reflects Contract Rents as reported in the 2000 Census. Median rent in Guadalupe was \$509 per month for all types of housing.

Table 22: Values of Contract Rent Payments, City of Guadalupe 2000

Value	Number	Percent
Less than \$249	104	16%
\$250 to \$349	25	4%
\$350 to \$449	109	17%
\$450 to \$549	145	23%
\$550 to \$649	145	23%
\$650 to \$749	26	4%
\$750 to \$899	33	5%
\$900 and above	11	2%
No Cash Rent	31	5%
Un-accounted	6	1%
Total	634	100%

Source: US Census Bureau, SF1, QT-H12, 2000

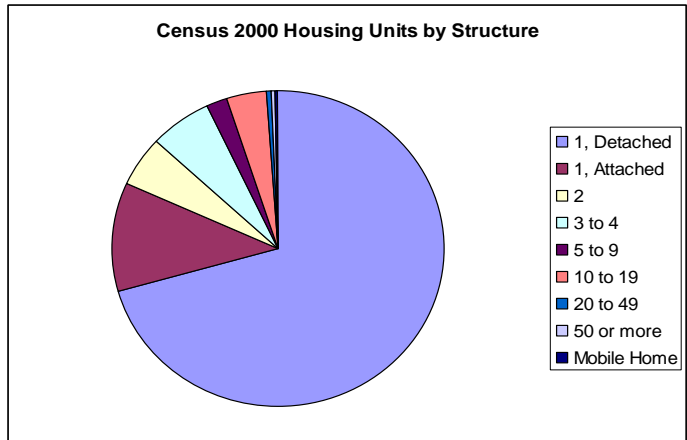
HCD guidelines and the 2000 Census suggest that in the City of Guadalupe housing costs of less than \$487 per month would be somewhat affordable to “very-low” income persons, and housing costs in the range of \$487 to \$778 per month would be affordable to “low” income persons. According to the 2000 Census the median rent in Guadalupe in 1999 was \$509. Therefore more than half of all rental housing in Guadalupe would seem affordable to low-income persons. Those in the very low-income category may find housing more difficult to

obtain, while households with incomes above \$23,400 would have an easier time obtaining adequate housing.

Unit Type

According to the US Census Bureau, in 1990, there were 1,352 housing units in Guadalupe. In 2000, this figure increased to 1,450. In 2008, the number of housing units was 1,836 (Cal Poly Land Use Inventory, 2008). The City of Guadalupe contains 1,836 housing units (Cal Poly Land Use Inventory, October 2008), which is a net increase of approximately 240 units since the 2000 census. The percentage increase of housing stock (13 percent) aligns with total population growth (14 percent) during the same eight-year time span (US Census Bureau, 2000). The assumed vacancy rate is 2.5 percent based on the 2000 census. The majority of the housing stock consists of single-family dwellings (78.2 percent), and the remainder consists of duplexes, triplexes and fourplexes. Housing unit type is illustrated in Figure 3. There are limited numbers of mobile home parks and high-density apartment complexes. Given the City’s limited vacant parcels and continual pressure to allocate housing supply for all household income levels, as required by RHNA, this fact suggests that higher-density infill housing is needed. Further detail is discussed in the Housing Needs section of this chapter.

Figure 3: Housing Unit Type



Source: US Census Bureau, 2000

During the past 18 years, an average increase in housing units in Guadalupe is 27 units per year. Applying this trend to the next five years suggests that about 135 would be constructed. Thus, Guadalupe is likely to meet the goals of the plan. However, the ability of Guadalupe to reach the goals of the RHNA may be restricted by decisions in both the financial and private property sectors of the market. Another factor is limitation of land availability for annexation and growth, though current land annexations should will be enough to provide the required units.

For example, Table 23 compares housing types by jurisdiction within Santa Barbara County. When compared to the rest of the County, Guadalupe’s housing stock has the highest percentage of single-family detached units, the second highest percentage for single-family attached units, ranks second to last in multi-family units, and has the lowest percentage of

mobile homes. This low residential density when compared to the rest of the County suggests that Guadalupe will have difficulty absorbing its share of the RHNA housing allocation. Changes to General Plan policies to allow higher residential density may help meet regional housing needs.

Table 23: Housing Unit Type by Jurisdiction, County of Santa Barbara

	Single-Family				Multi-Family				
City	Detached	%	Attached	%	2-5+	%	Mobile Homes	%	Total
Buellton	1,149	62.4%	120	6.5%	152	8.3%	419	22.8%	1,840
Carpinteria	2,165	39.0%	428	7.7%	2,018	36.4%	940	16.9%	5,551
Goleta	5,870	51.0%	1,588	13.8%	3,437	29.8%	621	5.4%	11,516
Guadalupe	1,157	68.3%	168	9.9%	360	21.3%	8	0.5%	1,693
Lompoc	7,499	53.0%	1,045	7.4%	4,656	32.9%	940	6.6%	14,140
Santa Barbara	17,269	45.8%	2,914	7.7%	16,974	45.1%	518	1.4%	37,675
Santa Maria	17,098	62.4%	1,655	6.0%	7,053	25.8%	1,581	5.8%	27,387
Solvang	1,351	57.6%	153	6.5%	624	26.6%	219	9.3%	2,347

Source: CA Department of Finance, Report E-5, 2008

Housing Tenure

Housing tenure refers to whether housing is owner-occupied or rental housing. An estimated 1,157 units (68.6 percent) in Guadalupe are owner-occupied, 649 (38.6 percent) are rentals, and 48 (2.9 percent) are vacant (ESRI Forecast, 2008). In urban areas, a fifty-fifty split between owner-occupied and rental units is not uncommon, and in rural areas the ratio is generally skewed towards owner-occupancy. Ownership rates in Guadalupe have been increasing slowly over the last 28 years; 46 percent of the housing stock was owner-occupied in 1980, 57 percent in 1990, 55 percent in 2000 and an estimated 69 percent in 2008.

The majority of Guadalupe's housing stock was constructed before 1990, and well over one-half of the homes are thirty years old or older (US Census Bureau, 2000). Most housing units in Guadalupe have three to five rooms plus a kitchen and a bathroom. In 2008, the median home value was \$230,900 (ESRI, 2008). Larger homes tend to be usually more expensive, and consequently, lower income households tend to live in small, overcrowded dwellings, regardless of household size.

2.7 Special Housing Needs

Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedrooms (HUD, 2009). A thorough analysis of special housing needs helps a municipality identify groups with the most serious housing needs

in order to develop and prioritize responsive programs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities, farmworkers, and homeless persons and families.

Elderly

An analysis of the housing needs of the elderly is important for three reasons: 1) many elderly have fixed, limited incomes; 2) many elderly persons are “over-housed” (living alone in a three or four bedroom house); and 3) because some elderly have mobility and health problems, it is important to have housing available to accommodate those needs. In addition, the number of elderly persons as a percentage of total U.S. population is expected to continue to increase due to the aging of the "Baby Boom" generation, lower birth rates in recent years, and extended life expectancies.

In order to maintain a satisfactory quality of life, residents of Guadalupe must have access to housing which suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously. Senior households have special housing needs primarily due to three major concerns; namely - physical disabilities/limitations, income and health care costs.

According to the 1990 Census, 19 percent (or 265 households) of the City’s 1,352 households were age 65 or older. In 2000, the number of elderly households increased from 265 to 295, representing 21 percent of the City’s total households (Table 24).

Table 24: Households by Age

Householder Age	Total Households (1990)	Percent of Total	Total Households (2000)	Percent of Total
Up to 64 Years	1,087	81	1,119	79
65 Years +	265	19	295	21
Total	1,352	100	1,414	100

Source: US Census Bureau, SF 1, QT-H1, 1990, 2000

Of the elderly householders, 76 percent (223 householders) own their housing unit, while 24 percent (72 householders) are renters (Table 25). This is a high rate of ownership for a population comprising about 21 percent of the total population in the City. However, 11 percent of the elderly homeowners (24 individuals) and 31 percent of the elderly renters are below poverty level. Because senior citizens are on fixed incomes, they particularly will need affordable housing, especially if homes become too costly to maintain or if rents increase.

The remaining senior citizens, that do not rent or own their own homes, share their homes with other family members. Elderly parents may be living with their adult children or in another shared arrangement. As a result, units may become overcrowded. Elderly persons may also

have additional physical and social needs, particularly if they have no immediate family or lack mobility, either through physical impairments or lack transportation alternatives. Their needs may include transportation, social service referrals, financial assistance/employment, long-term care for the home-bound, and day care.

The increasing number of elderly persons in the population is creating a demand for more affordable housing in the short-term. Long-range planning must recognize this need and design innovative programs to address the demand. The City has a variety of organizations which provide services to the elderly and assist with the specific housing needs of elderly households.

Table 25: Householders by Tenure and Age

	2000			
	Renter Occupied		Owner Occupied	
Age of Householder	Population	Percentage	Population	Percentage
15 to 24 years	46	7%	12	2%
25 to 34 years	186	29%	54	7%
35 to 44 years	166	26%	202	26%
45 to 54 years	112	18%	173	22%
55 to 64 years	52	8%	116	15%
65 to 74 years	43	7%	125	16%
75 years and over	29	5%	98	13%
Total	634	100%	780	100%

Source: US Census Bureau, SF 1, QT-H1, 2000

The Guadalupe Senior Citizens Club receives funding from the Central Coast Commission for Senior Citizens, Area Agency on Aging, Santa Barbara County, and the United Way. The group offers many programs for the local seniors. The nutrition program serves lunch every day and meals can be delivered to homebound seniors (those unable to walk or drive to the community center). The Club will provide transportation to doctors' visits and shopping; a health nurse is also brought in regularly to check blood pressure and general health. The Club also serves as the food bank for Guadalupe. Bread and other perishable staples are brought in weekly, and commodities are brought in once a month. These goods are free and there are no restrictions on who can receive the goods. Donations are accepted.

Santa Barbara County also funds the Geriatric Assessment program. A nurse will visit homes to assess the health needs of an individual; the assessment includes a physical and mental exam. The clientele of this service are generally frail individuals that need the assessment for legal purposes.

The Central Coast Commission for Senior Citizens has compiled a directory of services available for elderly persons in Santa Barbara County. Some of the services include adult educations, financial planning services, health facilities such as home nursing and mental health care, and recreation and community interaction programs.

Large Households

Large family households are defined by US Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

Table 26 shows that the average household size in Guadalupe is four people. The household size of owner occupied housing units tends to be smaller than that of the renter occupied units. The average household size has increased since 1980, especially the average size of renter occupied units. Since 1990 family size has remained fairly constant in Guadalupe and the need for accommodating large families is a continual concern in the City's housing market.

Table 26: General Family and Household Characteristics, City of Guadalupe 1980, 1990, and 2000

Category	1980 Average	1990 Average	2000 Average
Persons per Occupied Unit	3.63	4.01	4
Owner Occupied	3.74	3.91	3.85
Renter Occupied	3.54	4.16	4.19

Source: US Census Bureau, SF 1, 1980, 1990, and 2000

As shown in Table 27, 38 percent (542) of the households in Guadalupe are considered large (five or more persons). The proportion of large households has slightly increased since the 1990 Census, when 37 percent of the households in Guadalupe had five or more persons. Only 28 percent of Guadalupe households were large in 1980.

Table 27: Persons per Unit, City of Guadalupe, 2000

Persons per Unit	Renter Occupied		Owner Occupied	
	Units	Percentage	Units	Percentage
1 Person	69	11%	90	11%
2 Persons	73	12%	158	20%
3 Persons	96	15%	121	16%
4 Persons	126	20%	139	18%
5 Persons	122	19%	122	16%
6 Persons	76	12%	74	10%
7 Persons	72	11%	76	10%
Total	634	100%	780	100%

Source: US Census Bureau, SF 1, QT-P10, 2000

When renters are looked at as a separate category, large families represent 43 percent of this sub-sector of the population. Meanwhile, large families who own their homes represent 35 percent of the homeowners. One reason for this difference may be that it is harder for large families to become homeowners. Also, there is some question as to whether the Census accurately reflects family size. This may be especially true about large extended families and friends living under one roof. Additionally, the City commonly receives reports of eight to ten unrelated farmworkers sharing a house, which would include women and small children and people who may have emigrated from other countries. This is typical of immigrants in the US because they share the economic costs of housing.

According to Report E-5 of the Demographic Research Unit of the California Department of Finance (DOF), there were 1,157 detached and 168 attached single family housing units in 2008. As discussed, there were 542 large households in 2000. Theoretically, in a perfect housing market, the 542 large households would find an equal number of affordable, large housing units. In Guadalupe, there were about 710 large housing units of 5 rooms or more in 2000. Figure 4 compares the 2000 distribution of household sizes with number or rooms per housing unit in Guadalupe. While it appears, there are sufficient large units for the number of large households, not all large households can necessarily afford the large units. Thus, more large and affordable units would still be needed. Large families would benefit from innovative multifamily housing development such as co-housing units which may include child care facilities.

Figure 4: Distribution of Persons per Household and Rooms per House, Guadalupe, 2000



Source: US Census Bureau, SF1, QT-H2; SF3, DP-4, 2000

Single Parent Families

Single parent households, particularly female-headed households, generally have lower-incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, they typically have additional special needs relating to access to day care/childcare, health care, and other supportive services.

Table 28 compares the composition of Guadalupe households in 1980, 1990, and 2000, which indicates that it has only changed slightly since 2000. However, proportionally every decade there are more women householders. An increase in female households with no husbands can indicate a possible housing problem, especially if those women have children. Affordable housing with areas for children to safely play outdoors is generally the greatest concern and need of single-parent families. Locations near day-care and/or child-care facilities are also important, especially if the parent cannot afford an automobile.

Table 28: Comparison of Household Composition, City of Guadalupe 1980, 1990, and 2000

Household Type	1980 Percentage	1990 Percentage	2000 Percentage
One Person	14%	12%	11%
Married Couples	66%	63%	63%
Male Householder, no wife	5%	7%	6%
Female Householder, no husband	11%	15%	17%
Non-family	4%	3%	3%
Total Percent of Households	100%	100%	100%
Total Number of Households		1,352	1,414

Source: US Census Bureau, SF 1, QT-H3, 1980, 1990, 2000

In 1990, 15 percent of all 2-or-more person households in Guadalupe were female-headed with no husbands (209 households). In 2000, this figure increased to 17 percent (239 households). Of the total households headed by women, in 2000, 55 percent (131 households) reported children under the age of 18 years present in the household with a female householder. Additionally, of the total families in Guadalupe with incomes below poverty level in 2000, 32 percent (62 of the 286 total families) were female headed. Because the earning power of women is generally less than that of men, single mothers often have a difficult time finding affordable housing and affordable child-care services.

The federal government Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers. This program subsidizes the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to take the subsidy out to the private market to search for rental housing.

Although the percentage of single mothers in Guadalupe is similar to the average for California, housing needs of these women and their children are of particular concern. To address both the housing needs and the supportive service needs of female headed households, additional multifamily housing should be developed and include child care facilities to allow single mothers to secure gainful employment outside the home.

The census also notes 90 (6 percent) male head of household with no wife. While many of these households may be over 65 some may include young children as well. This group does present a unique housing need that should be included in the consideration of housing units for single-parent families.

In addition, the creation of innovative housing for female heads of household could include co-housing developments where child care and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income households. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

Persons with Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activities. According to the 2000 Census, an estimated 23 percent of Guadalupe residents (1,206 persons) have one or more disabilities. Of the City's senior population (Age 65 and up), approximately 34 percent have one or more disabilities. As shown in Table 29, 38 percent (457 persons) of disabled persons in Guadalupe are employed.

Persons with disabilities in Guadalupe face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs.

Table 29: Disabilities by Employment Status, 2000

	Number	Percent of Disabled Population
Age 5-64, employed persons with disability	457	38%
Age 5-64, not employed with disability	585	49%
Persons age 65 plus with disability	164	2%
Total persons with disabilities	1,959	100%

Source: US Census Bureau, SF3, P42, 2000

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing could also be provided via senior housing developments.

The majority of persons with disabilities live on a fixed income that is significantly lower than the non-disabled population. This severely limits their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the US live in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

The most pervasive disabilities for the general population are physical and mental disabilities, accounting for more than 30 percent of all disabilities and affect 599 residents (Table 9). Depending on the nature and severity of the disability, persons with disabilities have different housing needs.

Physical Disability

According to the 2000 Census, persons with physical disabilities in Guadalupe number 369 –19 percent of the total disabled population. In order to accommodate the City's population with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous dwelling units built before that date are not subject to these accessibility requirements. This, however, does not assist individuals – particularly seniors – who choose to remain in their homes rather than move to assisted living facilities and/or other newly constructed units.

If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation is also important. Severely physically disabled persons may, in addition, require nursing or care facilities. Nursing care facilities would be economically infeasible in a small town like Guadalupe. Residents will probably have to move to a larger city like Santa Maria or San Luis Obispo to find these services. If the physical disability prevents the individual from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because physical handicaps vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and specific needs.

Mental Disability

According to the 2000 Census, there are 230 persons (12 percent of all disabled individuals) with a severe mental disability in Guadalupe (Table 30). Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate mentally disabled persons, but they will generally require more services and more monetary support. Jobs and incomes are limited, so affordable housing is important. Most mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. Again, Guadalupe may be too small for such apartments; they are typically found in larger cities. Many mentally handicapped persons are unable to drive, so access to public transportation is also important.

There are a limited number of day treatment facilities and programs, including drop-in socialization centers, to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care to families who care for their relatives with mental disabilities on a 24-hour basis.

The Santa Maria Independent Living Environment (SMILE) is a 24-hour residential care home for developmentally disabled adults. SMILE is located in Santa Maria, but it provides service for all of Santa Barbara County, as well as San Luis Obispo and Ventura counties. Besides housing for developmentally disabled people, SMILE provides job training and community integration services to its clients.

Table 30: Persons with Disabilities by Disability Type, Guadalupe, 2000

	Number	Percent of Total Disabilities
Total disabilities tallied:	1,959	100
Total disabilities tallied for people 5 to 64 years:	1,614	82
Sensory disability	104	5
Physical disability	275	14
Mental disability	182	9
Self-care disability	88	4
Go-outside-home disability	330	17
Employment disability	635	32
Total disabilities tallied for people 65 years and over:	345	18
Sensory disability	50	3
Physical disability	94	5
Mental disability	48	2
Self-care disability	69	4
Go-outside-home disability	84	4

Source: US Census Bureau, SF3, P42, 2000

Strategies and Programmatic Responses to Meet Future Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five (5) units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have

already been developed to accommodate residents with mobility impairments. Guadalupe allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal and, 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of his/her earned income from farmwork. Migrant farmworkers are seasonal farmworkers who have to travel to do the farmwork so that he/she is unable to return to his/her permanent residence within the same day.

The City of Guadalupe is an agricultural community that has residents employed in each of the three categories described above. The 2000 Census reported that there are approximately 24,400 farmworkers in Santa Barbara County. The Census also reports that the Santa Maria-Guadalupe area is home to 6,266 farmworkers. Discussions with local government agency personnel, staff at the local school district, and local businesses indicate that the figures are much higher. The 2000 Census also estimates that 531 individuals in the City of Guadalupe are employed in the agricultural industry. Agricultural workers are one of the lowest paid sectors in the labor market. The average reported wage for agricultural workers is \$18,600.

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor in Guadalupe, Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income:** Farmworkers typically fall within extremely low-incomes groups. According to the Rural Community Assistance Corporation, three-fourths of California's farmworkers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually.
- **Overcrowding:** Because of their very low incomes, farmworkers have limited housing choices and often forced to double up to afford rents. No local surveys have been taken of farmworker housing, but a statewide survey indicates that overcrowding is prevalent and a significant housing problem exists among farmworkers (California Institute for Rural Studies, 1997). Discussions with knowledgeable members of the community also suggest that farmworkers are living in extremely congested housing arrangements.
- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including in formal shacks, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997).

Conditions in Guadalupe are no exception. Local officials regularly receive complaints from tenants regarding overpayment, overcrowding, inadequate upkeep, and substandard, unsafe units. There are cases of landlords renting a three-bedroom home to 18 individuals and charging \$200 per person.

Farmworkers with inadequate kitchen facilities often make arrangements with local restaurants in Guadalupe to pay for food bills on a weekly basis. Although the restaurants serve an important need, this practice can be very expensive and adds to the overall living expenses of farm laborers.

The City is willing to cooperate with Santa Barbara County and other agencies, which may develop programs aimed specifically at providing farmworker housing. While the City will provide housing information for farmworkers at City Hall and through other means, the City's ability to provide financial contributions for programs outside the City is limited.

The Housing Element includes several programs to increase affordable housing within the City generally. Examples of such programs include zoning ordinance amendments to allow second units in residential zones, density bonuses for subdivisions that include an affordable housing component, and ongoing pursuit of state and federal monies to assist in the development of affordable housing. Over the period of the past housing element, annexation of land includes the D.J. Farms specific plan area which can accommodate over 1,000 residential units. This includes a large amount of single-family residential units, which would satisfy the housing need

for larger families. Farmworker housing is welcomed by the City in all R2 and R3 Housing Zones and is treated as any other multifamily housing unit. The City of Guadalupe is actively pursuing development of farmworker housing grants and is reviewing possible sites for specific new complexes and will use redevelopment funding for match requirements. Migrant housing is welcomed by the City in R3 Housing Zones and Commercial with a CUP and is treated as any other multifamily housing units.

Homeless

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a fixed income and regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers. According to City staff, there are approximately 10 homeless individuals in the Guadalupe area.

The police pay close attention to the homeless population as advocates, not adversaries. The police regularly distribute information on the social services that are available for homeless people in the county and city. In addition, the local Presbyterian Church operates a non-profit assistance program that provides information about homeless services in Santa Maria. This program also provides transportation to such services on an as-needed basis (Elder, 1992). Thus, the needs of the few homeless individuals in Guadalupe are being met.

The need for an emergency shelter or transitional housing facility is not justified in Guadalupe based upon the low number of homeless persons and alternative services provided. Perhaps the most important approach to addressing homelessness is to increase the supply of housing generally and affordable housing specifically. Emergency Housing and Transitional housing is allowed in R2, R3 and Commercially Zoned areas with conditional use permits. Transient housing needs are mostly the same as migrant farmworkers. In fact most of the emergency and transitional housing populations are farmworkers. As mentioned in the Farmworker section of this document the city processes housing for farmworkers in the same manner as all other multifamily housing. There is not a population of homeless in Guadalupe, other than farmworkers. It should be noted that the City meets with and coordinates with other Government Agencies and Community Groups to work on this problem.

2.8 Energy Conservation Opportunities

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently

available in Guadalupe, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and scientific discoveries decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes, the more incentive people have to conserve.

The local climate has a large effect on residential energy use. In general, Guadalupe has a mild climate typical of many coastal communities. Summers are warm with early morning fog and winters are only moderately cold. Prolonged periods of cold weather cause increased energy use for space and water heating. This situation is particularly true if homes are not well insulated, which is the case for a large number of homes in Guadalupe.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant, energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy efficient appliances, et. All new construction in Guadalupe must comply with Title 24.

Local governments in California, to support energy efficient residential development are using two basic groups of policy measures: improving the transportation system relationships among homes, services, and jobs, and improving the efficiency of individual homes.

Relationship Among Homes, Services, and Jobs

Land use planning and zoning practices can conserve energy. For example, if the general plan and zoning ordinances encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care

of their daily shipping and service needs. Also, keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Thus, changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances. The small, compact nature of Guadalupe makes its current land use pattern energy efficient. Many residents are forced to do grocery and other shopping outside the city since Guadalupe lacks a large grocery store. There are stores within Guadalupe that may take care of daily essentials, but many drive to Santa Maria and neighboring communities to go shopping.

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underutilized lots) and compact, contiguous development. Guadalupe does have several existing vacant lots for development. Mixed-use development should be encouraged, particularly in the core areas and along collector roads, such as Guadalupe Street (SR 1).

Compact development results in secondary energy savings, embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient transit service requires a minimum of 12 housing units per acre. In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development only has 6 units per acre. The residential zones and mixed-use area near and in the Central Business District of Guadalupe is recommended to provide for 15 to 20 units per acre.

Efficiency in Individual Homes

A variety of public and quasi-public programs could be made available in Guadalupe to assist homeowners and renters in retrofitting to improve energy efficiency. The City should encourage energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy efficient construction practices. Often, developers and consumers discard long-term savings potential in favor of immediate cost savings. Energy-efficient, new residential construction cuts energy consumption in the home by up to 50 percent. Energy efficient home construction and retrofits should contain all of the following:

1. Double-pane windows (two panes of glass enclose a vacume-tight space that does not allow heat and cold to transfer as quickly as it does in a window with single pane of glass);

2. Attic insulation greater than R-19 (soft, fiberglass insulation is given an “R” rating based on its capacity to insulate an area, a higher “R” value indicated greater insulation capability);
3. Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value);
4. Additional wall insulation (older homes may not have insulated walls);
5. Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy);
6. Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use while task lighting directs light to necessary areas without wastefully lighting a larger area);
7. Halogen outdoor lighting (halogen, like fluorescent, are more efficient than incandescent light);
8. Lighting motion detectors that turn on lights only when they detect a person in the room or area;
9. Shade trees along southern and western glazing to reduce the heat from windows on hot summer days;
10. Solar screens that reduce the amount of heat from solar radiation coming through windows;
11. Evaporative cooler that uses less energy than air conditioner;
12. Microwave oven that uses less energy than an electric or gas oven;
13. Gas (rather than electric or propane) water heater and range/oven;
14. Weatherized windows and doors that do not have cracks to cause drafts;
15. Pools with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors);
16. Energy use automatic timers that provide energy use only when it is necessary;
17. Drip irrigation system that conserves water and reduces the energy needed for pumping water;
18. Drought tolerant landscaping;

19. Active solar elements and passive solar design;
20. Energy efficient appliances (in new construction and replacing older appliances in existing homes);
21. Storm windows to cut back on heat loss through windows during the winter;
22. Reflective film on south facing windows to minimize heat gain during the summer; and
23. Individual meters for gas, electricity and water (to encourage conservation) in multi-family units.

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

2.9 Low Income Housing Conversions

Throughout California, many low-income housing units that were created through federal subsidies may be eligible to convert to market rate units. Such conversions may jeopardize a significant amount of the existing affordable housing stock. Accordingly, housing elements must now identify those low income units which may convert to market rate within 10 years, analyze the costs of preserving these “at-risk” units versus replacing them, identify resources for preservation, set objectives for preserving at-risk units and incorporate programs to try to preserve such units.

Inventory of Potential At-Risk Units

Three federally subsidized projects were identified in Guadalupe. The Escalante tract, located on the northeast corner of the city, is a subsidized housing project that is owned and operated

by the Santa Barbara County Housing Authority. The tract contains 52 units that are rented to low-income families. The rent for the units varies and is based on a percentage of the family's income. The Housing Authority also owns and operates four apartment units for elderly low-income residents on Tenth Street.

The third and most recent project, finished in 2003 by the People's Self Help Housing Corporation, is the River View rental apartments and contains 80 condominium units of varying number of bedrooms.

The Housing Authority also administers Section 8 rental subsidies for 48 residents in Guadalupe. Section 8 monies allow low-income individuals to live in market rate rental units. Residents pay up to 30 percent of their income for rent, and the Section 8 subsidy is used to make up the difference between that amount and the market rate rental.

The Peacock Shores project provides 18 mortgage subsidies for the low-income residents, funded by the Community Development Block Grant from the State of California.

Risk of Conversion

The federally subsidized projects were constructed under grants from the federal Housing and Urban development Department (HUD) and then deeded to the Housing Authority with the stipulation that the units remain affordable to low-income families for the life of the project. Thus these units are not considered at risk of converting to market rate units in the future.

The Peacock Shores units have a 30-year deed restriction that limits the resale price of these units to the average increase of median income in the county. The Guadalupe Housing Association has a right of first refusal to purchase these units should they be put up for sale. Thus, these units are not at risk of conversions during the life of this Housing Element.

The River View apartments have 80 units but two (2) units are reserved for management and the rest of the units are under a 55 year affordability agreement. This agreement restricts income eligibility and rents that can be charged to be no more than 30 percent of earnings. Since these were first occupied six years ago in 2003, risk of conversion to market rate units is not an issue.

Funding Opportunities

Financing for infrastructure and housing improvements is available through the Guadalupe Redevelopment Agency. The Agency has also acquired land in the past to support development of medium- to high-density residential housing. The Agency continues to provide incentives for the development of affordable housing within the Project Area. Incentives include subsidies for land costs, grants and low-cost loans for housing rehabilitation.

Opportunities to plan for housing include a variety of local, state, and federal government programs that fund affordable housing projects including those listed below.

- Community Development Block Grants (CDBG)
- Home Investment Partnership (HOME)
- Emergency Shelter Grants (ESG) funds directly from HUD
- Cal Home grants and the Supportive Housing Program (SHP)

These grant funds have assisted very low, low and moderate income persons/households by providing services, housing and facilities throughout Santa Barbara County.

2.10 Site Inventory

List of Properties

This section discusses information on the parcel data, zoning, and existing uses in the City. A land use inventory was conducted by the Cal Poly Graduate Planning Studio in October 2008. This inventory was based on GIS data obtained from the County of Santa Barbara.

The initial GIS parcel data included information such as the tax assessor's parcel identification number, addresses, parcel sizes, and zoning information. The information added by the Cal Poly land use inventory was the current land uses and associated information along with building conditions. The categories used for the land use inventory can be found in Appendix X. The complete land use inventory can be found in the electronic supplement to this Element.

Description of Existing Residential Land Uses

The inventory identifies two major categories of residential land uses: single-family homes and multi-family homes. Single-family homes are intended for one family residing in one attached or detached building, or structure. Multi-family homes include duplexes, triplexes, townhomes, condominiums, apartments, and other settings where there are multiple attached units on one parcel. Table 31 shows the various land uses, acreages, number of dwelling units, and densities. The densities are similar to those recommended for each housing type in the Standards section above.

Table 31. Residential Land Uses by Housing Type

Type	Acreage	Units	Density (du/acre)
Single-family	187.8	1222	6.49
Detached	181.56	1156	6.37
Attached	4.16	46	11.06
Multi-family	52.24	626	11.98
Planned Development	7.7	63	8.18
Duplex	14.52	285	19.63
Multiplex	9.35	185	19.79
Apartments	19.3	79	4.09
Mobile Home	0.11	1	9.09
Other	1.26	13	10.32

Source: Cal Poly Land Use Inventory (October 2008)

There are two locations in the City, as shown in Figure 4-7 below, with large quantities of single-family homes. One area is west of Guadalupe Street and south of Seventh Street. The other area is east of Obispo Street. The average density of the single-family home neighborhoods, is 6.49 dwelling units per acre (du/acre). In the Northern portion of the City, there is a mix of single-family, multi-family, and various densities of dwelling units. The densities of multi-family homes are generally higher than the single-family homes with a maximum of 19.79 du/acre.

General Plan

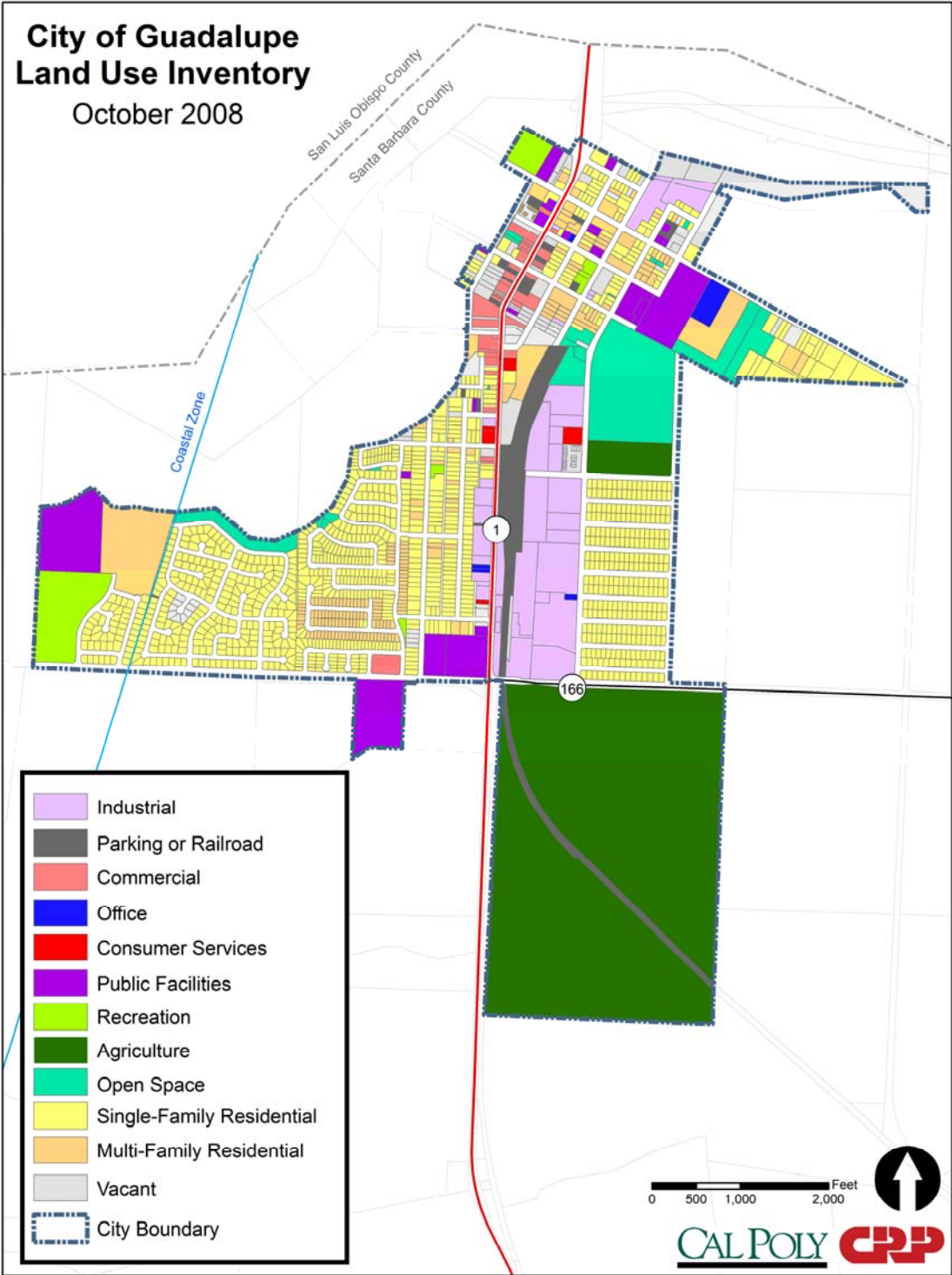
The General Plan states that the residential category affects the character and quality of the City more than any other land use. This category should reflect the needs of the Housing Element. The main distinction of the following subcategories is density.

- **Neighborhood/Low Density Residential.** 1 to 6 units per gross acre. For detached single-family housing.
- **Medium Density Residential.** *6 to 10 units per gross acre. Multi-family housing.*
- **High Density Residential.** **10 to 20 units per gross acre. Should be located near the activity centers.**
- **Residential Planned Development.** ***More flexibility and possible density bonuses.***

Vacant Land

Vacant land contains two categories: land that is completely vacant, and land with unoccupied structures in disrepair. There are 25.36 acres of vacant developable land in Guadalupe; the locations of the parcels are shown in Figure 4-10 below. The vacant parcels are dispersed throughout the City in both residential areas and commercial/retail areas. The vacant land accounts for approximately 4 percent of the total acreage. Figure 4-9 below shows that 24 percent of the vacant land is zones R-1, single-family, low-density residential. Medium and High Density Residential is 25% of the vacant land, R-2 and R-3.

Figure 5: Guadalupe Land Use Map, 2008



2.11 Suitability and Availability

Land Availability

Guadalupe is surrounded by agricultural land protected from development by the Williamson Act. This fact in conjunction with the City's limited sphere of influence makes annexation difficult. Instead, the City must develop from within its boundaries by implementing infill and redevelopment projects.

To meet this need, focus is placed on development potential of vacant land and the DJ Farms Specific Plan area. Development potential is based on density standards outlined in the current Zoning Regulations. Residential parcels are broken into 4 zones with different density thresholds. Vacant residential land equals approximately 12 acres in the City (Cal Poly Land Use Inventory, 2008).

Table 32 shows the number of units that can be built on vacant land at maximum density potential. The number of units that can be built equals 175. This is lower than projected housing need. However, the remaining housing need (278 units) will be accommodated by DJ Farms Specific Plan area.

Table 32: Vacant Land Building Capacity

Zone	Vacant Land (acres)	Maximum density (units per acre)	Number of units
R-1	3.94	5	20
R-1-M	1.57	10	16
R-2	1.2	14.5	17
R-3	4.75	25.6	122
Total	11.46		175
<i>Housing Needs Projection for 2030:</i>			453

Source: Cal Poly's City of Guadalupe Community Plan, 2009

Table 33 shows that the remaining number of needed units is easily absorbed by projected residential development in the DJ Farms area. If DJ Farms is developed as proposed, with the number of acres and proposed densities shown, 1058 housing units will be built. This exceeds the housing needs under the cities existing population growth trends.

Table 33: Proposed residential development for DJ Farms Specific Plan Area

Density	Land Available (acres)	Proposed Density (units per acre)	Total Units (100% development)	26% development	43% Development
Very Low	20	5	97	25	42
Low	50	8	395	103	170
Low-Medium	10	8	79	21	34
Medium	16	10	156	41	67
Small Lot	30	13	331	86	142
Total			1058	275	455

Source: DJ Farms Specific Plan, 2006 and Cal Poly's City of Guadalupe Community Plan, 2009

To meet the remaining housing need, given all vacant land is developed, only 26 percent of projected housing in the DJ Farms Specific Plan area need be developed. If no vacant land is utilized, than 43 percent of the DJ Farms Specific Plan area need be developed.

It is clear that if the City continues to implement the DJ Farms Specific Plan, Guadalupe will be able to meet projected housing need and its RHNA share by income group. Other factors not specifically evaluated here include development of secondary dwelling units (granny flats), redevelopment of underdeveloped parcels where full density potential is not realized, and General Plan amendments to up-zone property for the purposes of increasing residential density.

Environmental Constraints

Residential development in the City is constrained by environmental factors including: City boundaries and limits, protected agriculture, coastal zone proximity, flood zones, and seismic faults. Figure 6 shows these environmental constraints in and around Guadalupe.

Boundaries/Limits

The primary limit that defines the scope of this Community Plan is the City limit. This boundary is relatively terminal due to the fact that all the land surrounding the City is in Williamson Act contract and is currently undevelopable. This requires that future planning decisions be made based on the City's existing land area.

Coastal Zone

The California Coastal Commission regulates development on parcels within the Coastal Zone. Such development must comply with the Local Coastal Program approved and adopted by the Coastal Commission.

Seismic Faults

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults mapped by the State Geologist. Guadalupe is at a relatively low risk for seismic hazards in comparison to the rest of the region. There are few faults located near Guadalupe, but none is active. However, the San Simeon Earthquake in 2003 did affect many buildings in Guadalupe, primarily due to the fact that they are Unreinforced Masonry buildings (URM).

Flood Zones

The City of Guadalupe has land within 100-year and 500-year flood zones, but none of these lands are currently developed or are considered for future development.

Infrastructure and Services

This section evaluates the ability of public services in Guadalupe to serve additional residential development.

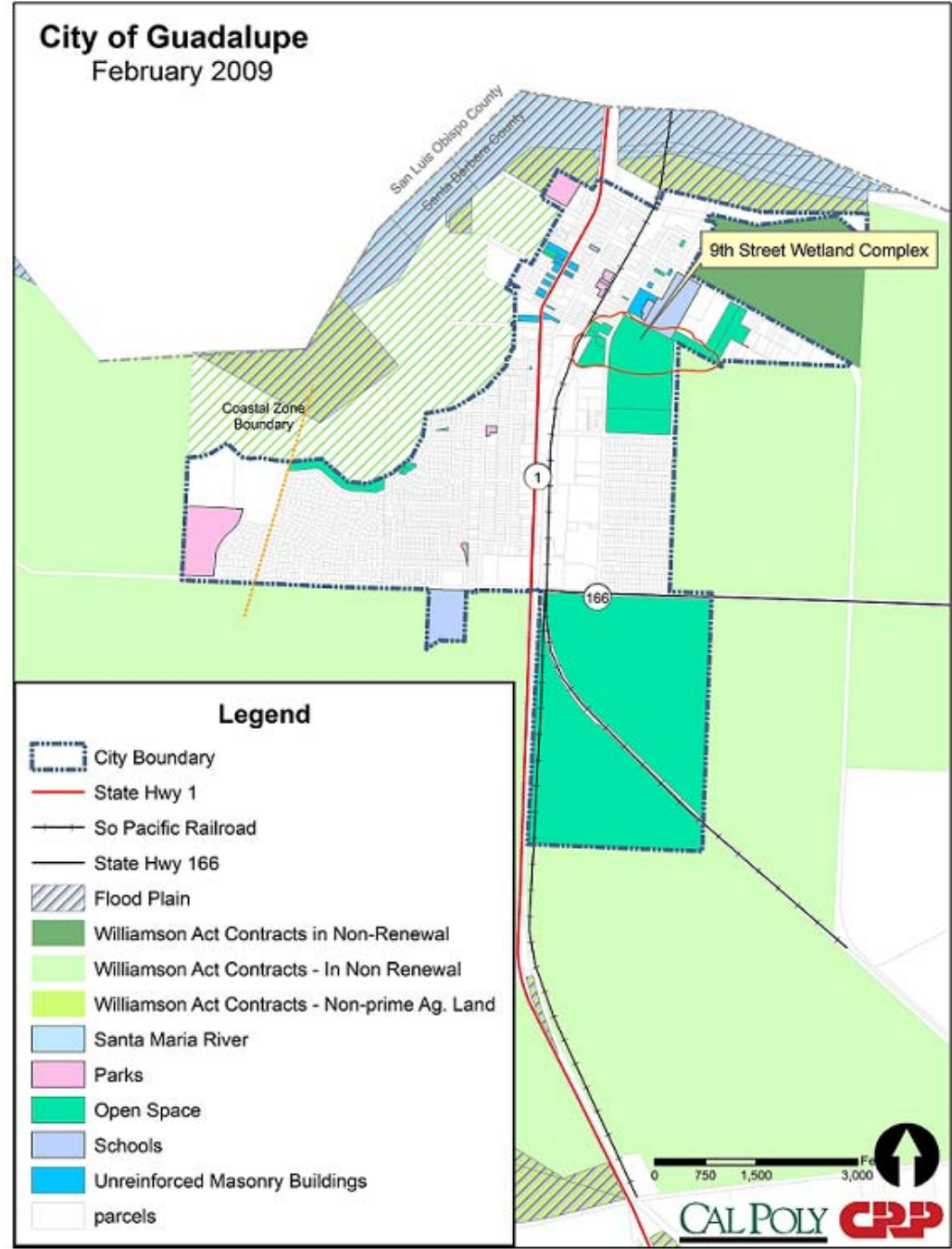
Water

The City of Guadalupe extracts water from the Santa Maria Groundwater Basin, which underlies the City. The City shares this source with agricultural and other domestic uses in the Santa Maria Valley. The Basin is not in a state of overdraft, and the City can continue to draw as needed from the reservoir unless drought conditions exist. Estimated available storage of the basin in 2004 was about 1.5 million acre-feet. Table 34 indicates that the water supply of the City is more than adequate for the next five years.

Table 34: Existing and Projected Water Demand

2015 Population Projection (Persons)	Current Allocation (AFY)	2008 Demand (AFY)	Demand per Person (AFY)	Projected Need in 2015 (AFY)
7027	1850	1287	0.2	1405

Figure 6: Environmental Constraints Map



Source: Cal Poly's City of Guadalupe Community Plan, 2009

The City operates one well located on Fifth Street. The well was constructed in 1978 and can pump 750 gallons per minute. Since the City is not restricted as to the amount of groundwater it may pump, the City extracts water on an as needed basis. Since 1998, the City has also received allocations from the State Water Project to augment groundwater supplies. The City should continue to implement water conservation measures, manage growth and construct new wells.

Sewer

The City operates a wastewater treatment plant located west of built up areas and north of Highway 166. The plant provides primary treatment. The sewer capacity is about 1 million gallons per day. Based on a per capita wastewater generation of 80 gallons per day, the sewer could accommodate a population of about 12,000 residents. Table 35 indicates that sewer capacity will be adequate for the next five years.

Table 35: Sewer Capacity and Projected Sewer Demand

2015 Population Projection (Persons)	Gallons Per Person/Day (2008 Usage)	2015 Demand (Gallons)	Capacity (Gallons)	Percent of Capacity
7027	80	562160	966000	58

Public Safety

The City of Guadalupe faces fiscal challenges to providing adequate police and fire protection for additional residential development. The City maintains a level of police service that meets the accepted standard of one and a half officers for every 1,000 people. The level of fire department staffing meets the minimum standard of four firefighters per station with a five minute response time. The City will need to hire an additional police officer and an additional firefighter to meet projected need in the next five years. Funding for police and fire department staffing should be a required cost factored into all new residential development permits.

Schools

Elementary and middle schools are operated by the Guadalupe Union School District. High school students attend Righetti High School located in Santa Maria. Table 36 indicates that both schools in Guadalupe are operating over capacity.

Table 36: School Enrollment and Capacity

	Current Enrollment	Capacity	Percent of Capacity
Kermit McKenzie Junior High	337	240	140
Mary Buren Elementary	794	600	132

Source: Guadalupe Unified School District, 2008

This is a significant concern because projections indicate that the age cohort of zero to 16 years of age will grow the most over the next five years. In accordance with State law (AB 2926), new development permits shall incorporate school impact fees. Such fees may be used to purchase temporary facilities such as portable classrooms and to facilitate development of a new school site potentially located in the DJ Farms Specific Plan area.

Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, which is a problem common throughout the state, and particularly acute in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprised only seven percent of the City's total revenue in 1991 while in other California cities this percentage is as much as 25 percent. The City cannot maintain needed services without steady funding.

2.12 Constraints to Development

As part of the General Plan update, the City must identify constraints to meeting its quantified housing objectives allocated by RHNA; 88 units before 2015. Housing constraints are divided into two categories: non-governmental and governmental constraints.

Governmental Constraints

Governmental constraints are the policies, standards, requirements, actions or fees imposed by local, State or Federal governments to guide land use and development.

Zoning Code

Local building and zoning regulations are the primary governmental tools used in Guadalupe. Property development standards, maximum densities (measured in dwelling units per acre), parking standards and other regulations constrain the site layout, scale, massing and types of housing developed in the City. Parking standards are demonstrated below in Table 37.

Table 37: Parking Standards, 2008

Residential Use	Required Spaces	Type of Parking
Single dwelling unit	One per 800 sq. ft., not to exceed two spaces	Garage
Multiple dwelling unit	One per unit	Carport

Source: Guadalupe Zoning Code, 2008

Permit Fees

Residential development fees in Guadalupe are not excessive and do not present significant obstacles to the production of affordable housing. Fees in Guadalupe are low when compared with other jurisdictions in the County. The 2001 development fee schedule is displayed in Table 38.

Table 38: Fees that Affect Housing

Community Development Department Fee Schedule, 2001		
Type of Fee	Cost	
Zoning	\$100	
Conditional Use Permit (CUP)	\$572	
CUP Time Extension	\$57	
CUP Amendment	\$329	
Variance	\$572	
Specific Plan	\$2,858	plus time and materials
Building Demolition/Moving	\$100	
Appeal	\$136	
Rezoning	\$772	
Tentative Tract Map	\$786	plus \$7 per lot
Tentative Parcel Map	\$786	plus \$7 per lot
Final Tract Map	\$800	plus \$29 per lot
Final Parcel Map	\$786	plus \$29 per lot
Encroachment Permit	\$50	
Lot Line Adjustment	\$186	plan check
Certificate of Compliance	\$186	plan check
General Plan Amendment	\$1,208	
Annexation	\$1,572	
Public Facility and Traffic Impact	\$300	per lot
Water	\$1,549	per residence
Sewer	\$2,324	per residence

Source: Guadalupe Zoning Code, 2001

Processing Time

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. The Planning Commission and City Council are involved in making decisions about all large development projects. The major constraint associated with development review is the time it takes to get through the entitlement and permitting process. However, permit processing in Guadalupe is remarkably fast.

Regional Constraints

Regional constraints result, in part, from decisions made by the Local Agency Formation Commission (LAFCO), a supra-local planning agency which ensures the logical and orderly growth of cities. Based on past LAFCO decisions, Guadalupe's sphere of influence—the City's ultimate anticipated growth boundary—is congruent with the city limits in 2008, thus precluding outward expansion to meet housing needs. The City has attempted to expand the sphere but is unable to get LAFCO approval. This is the largest single governmental constraint to meeting the City's housing needs. Lack of expansion areas will create pressure to develop areas on the City's fringe, including natural resource lands and agricultural parcels.

Non-Governmental Constraints

Land Costs

Land is the second largest component in the cost of new housing, accounting for over 20 percent of development costs. Land costs vary according to a number of factors, and can influence the type of project built. The main determinants to land value are location, zoning and parcel size. As land becomes scarcer, its price increases. In Guadalupe, conveniently located land downtown costs more than remote agricultural land.

Development Costs

When deciding whether to build housing, developers must consider a variety of costs including: price of land, site and subdivision improvements, engineering and other technical assistance costs, construction costs, development fees (which may include offsite improvements), financing charges, sales and marketing, taxes, and profit margins. Affordable housing projects are not a top priority for developers, as potential profits are lower than for market-rate housing, and the process for developing affordable housing, and the costs associated with doing so, often prove daunting. Developers must work within the regulations, such as parking requirements and zoning codes, while simultaneously making money from their projects.

Citizen Behavior

Housing preferences have changed in the last fifty years, as consumers tend to prefer larger detached houses. These expectations are often unrealistic given the high cost of living in

California. Bias towards single-family residences can result in neighbors opposing more dense and/or affordable housing.

New housing also means increased traffic and noise. These perceptions can result in community disdain with all types of development, including housing, commercial and industrial. Community opposition can frustrate a city's ability to meet's its housing and economic goals.

3.0 GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Housing Supply

Goal A: Adequate supply of safe and decent housing for all income levels.

Objective A 1: Guadalupe will accommodate development of 88 new housing units during the five-year time period beginning January 1, 2008 to meet its fair share regional housing allocation, broken down by income category as follows:

Very Low Income (50% of median income)	20 units
Low Income (50%-80% of median income)	15 units
Moderate Income (80%-120% of median income)	20 units
Above Moderate Income (over 120% of median income)	33 units
Total New Housing Units	88 units

Policy A 1.1: The City shall designate a sufficient supply of land for new housing to promote diversity in housing types, tenure, cost, and neighborhood character. Land for new housing should be near locations of employment, shopping, schools, parks and transportation systems.

Program A 1.1.a: The City will amend the General Plan and Zoning Regulations to designate additional land for single family and multi-family land use categories to accommodate housing needed during the next five years and beyond.

Objective A 2: Maintain and rehabilitate older units as part of available housing stock.

Policy A 2.1: The City shall allow dwellings to be rehabilitated that do not meet property development standards so long as the non-conformity is not increased and there is no threat to public health, safety or welfare.

Policy A 2.2: The demolition of multi-family housing shall be allowed only when a) the structure is found to be substandard, b) tenants are provided with reasonable notice, and c) relocation assistance is provided.

Program A 2.2.a: The City shall establish minimum standards in its housing codes to be followed in rehabilitation of substandard housing.

Policy A 2.3: The City shall fund its redevelopment agency rehabilitation loan program.

Program 2.3.a: The City shall apply annually for Community Development Block Grant (CDBG) funds to help fund housing rehabilitation programs.

Policy A 2.4: The City shall promote the rehabilitation and high-quality maintenance of historic homes and commercial buildings by working with the County of Santa Barbara to establish a Mills Act Historic Preservation Program.

Objective A 3: Diversify and increase housing supply for all income levels.

Policy A 3.1: The City shall establish specific plan areas that can accommodate housing for all income levels, including moderate and above-moderate households.

Program A 3.1.a: The City shall to implement the DJ Farms Specific Plan by accommodating the development of Very-Low Density, Low Density, Medium Density, and Small Lot residential parcels in addition to market rate housing.

Policy A 3.2: The City shall permit the use of secondary units in all residential zones.

Program A 3.2.a: The City shall provide a public awareness program to property owners, builders and developers.

Program A 3.2.b: The City shall work with property owners to encourage the repair, upgrade and modification of second dwelling units to bring these into conformance with construction and fire codes.

Program A 3.2.c: The City will work with water and sewer providers to reduce connection fees for residential second units.

Affordable Housing Supply

Goal B: Sufficient level of affordable housing supply.

Objective B 1: Preserve all affordable housing stock.

Policy B 1.1: The City shall require affordability agreements in accordance with California Health and **Safety Code Section 33413**.

Program B 1.1.a: Deed restrictions for affordable units shall be 45 years for owner-occupied housing, and 55 years for renter-occupied housing.

Policy B 1.2: The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.

Program B 1.2.a: A City staff liaison will coordinate efforts with Santa Barbara County Housing Authority to continue receiving Section 8 subsidies.

Program B 1.2.b: The City shall maintain a list of all dwellings within the City that are subsidized by government funding.

Objective B 2: Increase affordable housing options by 2030.

Policy B 2.1: The City's redevelopment agency shall utilize at least 20 percent of all tax increment proceeds for low and moderate income housing or room additions for low-income households, beginning each fiscal year.

Program B 2.1.a: The City shall use available federal, state and local financing to assist development of housing affordable to very low income, low income and moderate-income households.

Program B 2.1.b: The City shall apply for funds through the Santa Barbara County Housing Authority, People's Self Help Housing Corporation or other non-profit agencies.

Policy B 2.2: Housing projects of at least 50 dwelling units shall pay a fee equal to two percent of total construction valuation, to be deposited into the City's housing trust fund.

Program B 2.2.a: The City shall maintain a housing trust fund for development of housing affordable to very-low and low income households, to write-down land or financing costs, or to rehabilitate housing stock.

Policy B 2.3.1: The City shall grant a density bonus and/or incentives to developers of residential projects of five or more units who agree to build affordable or senior housing, or donate land for affordable housing.

Policy B 2.3.2: The City shall grant a density bonus and/or incentives to developers that build affordable housing that is enforceably restricted to ensure at least 20 years of affordability for very-low and low income households

Program B 2.3.a: The City shall offer developer incentives to encourage the production of housing affordable to very low income, low income and moderate-income households.

Program B 2.3.b: The City shall implement a fee program for apartment developments to lower development impact fees, or delay payments to

the point of occupancy to reduce the risk associated with apartment construction.

Policy B 2.4: Low income housing shall be dispersed throughout the City and not concentrated in one particular area of the community.

Policy B 2.5: The City shall promote housing opportunities regardless of race, religion, sex, marital status, ancestry or national origin.

Housing Density and Infill

Goal C: Infill housing downtown in the vicinity of Guadalupe Street.

Objective C 1: Continue to promote mixed-use development along Guadalupe Street and near the downtown area where commercial businesses exist.

Policy C 1.1: The City shall require developments with a mix of uses including housing, retail, office, and other commercial uses in the downtown and Guadalupe Street Corridor.

Program C 1.1.a: The City shall grant discretionary reductions in parking requirements for mixed-use projects.

Program C 1.1.b: The City shall reduce permit requirements and provide incentives for the development of infill, second units, and mixed-use projects that include residential units near the downtown in the vicinity of Guadalupe Street.

Objective C 2: Increase housing density downtown to reduce strain on City infrastructure and to promote walkability.

Policy C 2.1: The City shall require increased residential density in and around downtown commercial areas and transit nodes.

Program C 2.1.a: The City shall rezone the areas in and around downtown commercial areas and transit nodes to the higher densities in the updated General Plan.

Objective C 3: Develop all vacant land in the downtown core by 2030.

Policy C 3.1: The City shall require that new development target the downtown area as a priority

Housing Design

Goal D: Well-designed housing units in keeping with the character of surrounding neighborhoods.

Objective D 1: Maintain site and neighborhood compatibility in the review of development proposals.

Policy D 1.1: The City shall maintain community design guidelines that guide development to ensure it is compatible with its setting, architectural context and neighborhood character.

Program D 1.1.a: The City shall produce a brochure or public handout and make it available at the City's public counter, as well as on the City's website.

Housing for Special Needs

Goal E: Adequate housing for special needs groups

Objective E 1: Meet the special housing needs of Guadalupe residents, including those of farmworkers, large families, homeless persons, and persons living with disabilities

Policy E 1.1: The City shall promote development of housing for farmworkers and large families, and rehabilitation of rooming houses in the downtown shall be encouraged.

Program E 1.1.a: The City shall consider incentives to encourage the development of farm employee units such as reduced permitting fees, pre-approved building plans, or technical assistance.

Program E 1.1.b: The City shall seek state and federal farm worker housing funds, including CDBG, HOME, and Emergency Shelter Grant funds (ESG).

Policy E 1.2: The City will work to remove housing restraints for those with disabilities as outlined in Senate Bill 520.

Policy E 1.3: The City shall encourage the construction or conversion of existing facilities to emergency shelters, transitional housing, and single room occupancy units to meet the needs of the homeless population.

Program E 1.3.a: The City shall work in cooperation with other cities in the County, through the HOME Consortium, to address the needs of the homeless population on a regional basis and work toward the development of homeless facilities.

APPENDIX A

Table 40: Monthly Owner Costs as Percentage of Household Income

Subject		
	Number	Percent
Specified owner-occupied housing units	775	100
Less than \$10,000	45	5.8
Less than 20 percent	6	13.3
20 to 24 percent	5	11.1
25 to 29 percent	10	22.2
30 to 34 percent	0	0
35 percent or more	24	53.3
\$10,000 to \$19,999	115	14.8
Less than 20 percent	27	23.5
20 to 24 percent	15	13
25 to 29 percent	0	0
30 to 34 percent	10	8.7
35 percent or more	63	54.8
\$20,000 to \$34,999	158	20.4
Less than 20 percent	41	25.9
20 to 24 percent	12	7.6
25 to 29 percent	30	19
30 to 34 percent	21	13.3
35 percent or more	54	34.2
\$35,000 to \$49,999	95	12.3
Less than 20 percent	27	28.4
20 to 24 percent	21	22.1
25 to 29 percent	14	14.7
30 to 34 percent	13	13.7
35 percent or more	20	21.1
\$50,000 to \$74,999	205	26.5
Less than 20 percent	92	44.9
20 to 24 percent	28	13.7
25 to 29 percent	42	20.5
30 to 34 percent	25	12.2
35 percent or more	18	8.8

\$75,000 or more	157	20.3
Less than 20 percent	124	79
20 to 24 percent	9	5.7
25 to 29 percent	7	4.5
30 to 34 percent	12	7.6
35 percent or more	5	3.2

Source: US Census Bureau, SF 3, DP-4, 2000

APPENDIX B

Table 41: 2008 Employed Population 16+ by Industry

Total Employed	2,426
Agriculture/Mining	24.9%
Construction	5.2%
Manufacturing	5.0%
Wholesale Trade	4.7%
Retail Trade	15.0%
Transportation/Utilities	4.3%
Information	0.0%
Finance/Insurance/Real Estate	4.2%
Services	34.0%
Public Administration	2.8%

Source: ESRI 2008 projections, Coldwell Banker Commercial

Table 42: 2008 Employed Population 16+ by Occupation

Total Employed	2,426
White Collar	33.9%
Management/Business/Financial	4.6%
Professional	5.4%
Sales	11.8%
Administrative Support	12.1%
Services	23.7%
Blue Collar	42.4%
Farming/Forestry/Fishing	17.9%
Construction/Extraction	4.8%
Installation/Maintenance/Repair	3.3%
Production	5.4%
Transportation/Material Moving	11.0%

Source: ESRI 2008 projections, Coldwell Banker Commercial

APPENDIX C**River View Apartments - Fact Sheet****10/10/03**

Owner: Rio Vista Associates, a California Limited Partnership
 GP: PSHHC
 LP: Alliant Credit Facility ALP, LLC (Administrative LP)
 Alliant Credit Facility, LTD., (Investor LP)

(Amended and Restated Agreement of LP signed 11/25/02 with Alliant)

Number of Units: 80 –4, One Bdr.;16, Two Bdr.; 56, Three Bdr.; 4, Four Bdr.

Other Amenities on site: Multi-Use Community Building (5,494 Sq Ft + 734 Clock Tower)
 Day-Care Building (5,416 Sq Ft)
 Laundry Facilities (498 Sq Ft)
 Tot Lot/Playground Areas

<u>Unit Sizes:</u>	<u>Type</u>	<u># Units</u>	<u>Living SF</u>	<u>Total SF</u>
	1 Bdr Flats	4	655	2,620
	2 Bdr Flats	4	914	3,656
	2 Bdr Townhouse	12	995	11,940
	3 Bdr Townhouse	56	1236-1246	69,552
	4 Bdr Townhouse	<u>4</u>	1363	<u>5,452</u>
		80		93,220
	Laundry Building			498
	Common Building			5,494
	Day-Care Building			5,416
	Clock Tower			<u>734</u>
	TOTAL			105,362

Financing Sources:

HUD Rural Housing & Economic Dev. Grant
 Rural Communities Assistance Corporation
 HCD Farmworker Housing Grant
 HCD HOME Funds
 Alliant Capital, Tax Credit Equity
 California Community Reinvestment Corporation

APPENDIX C CONTINUED

River View Apartments - Fact Sheet (2)**10/10/03**Rent Restrictions:

HUD RHED Grant	No Restrictions
RCAC	Project must include health component as described and financed by RCAC Grant
HCD Farmworker Grant	39 Assisted Units, Farmworker restricted: 10 Two Bedrooms 27 Three Bedrooms 2 Four Bedrooms No restrictions on income, only occupancy
HCD HOME Funds	11 HOME Restricted Units
CCRC (30 years)	No Restrictions
Alliant Capital/TCAC	78 Restricted Units, 2 Manager Units 55 Year Regulatory Agreement at completion. TCAC Application Income Restrictions (2003 rents):

<u>Unit Type</u>	<u># of Units</u>	<u>AMI</u>
1	1	40%
1	1	45%
1	2	50%
2	3	40%
2	5	45%
2	7	50%
2	1	55%
3	12	40%
3	20	45%
3	21	50%
3	2	55%
4	2	45%
4	2	50%
3 Mgr.	<u>1</u>	N/A
	80	

APPENDIX D

Housing Need Calculation for 2015: Data Used to project housing need

H71	Guadalupe City, California										
AGE OF HOUSEHOLDER BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999											
Percent of Income Spent	Age of Householder										
	15 to 24 years:	25 to 34 years:	35 to 44 years:	45 to 54 years:	55 to 64 years:	65 to 74 years:	75 years and over:				
	Less than 20 percent	7	6	68	22	27	23		0		
	20 to 24 percent	0	37	18	14	10	6		0		
	25 to 29 percent	0	28	28	8	0	8		4		
	30 to 34 percent	0	8	0	11	16	0		0		
	35 percent or more	32	88	39	18	25	11		21		
	Not computed	0	9	10	6	0	5		16		
	Total	39	176	163	79	78	53		41		
	% Above 30%	0.82	0.57	0.25	0.40	0.53	0.23		0.84	0.46	
H96	Guadalupe City, california										
AGE OF HOUSEHOLDER BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999											
Percent of Income Spent	Age of Householder										
	15 to 24 years:	25 to 34 years:	35 to 44 years:	45 to 54 years:	55 to 64 years:	65 to 74 years:	75 years and over:				
	Less than 20 percent	6	24	50	105	51	56		25		
	20 to 24 percent	0	30	0	12	19	21		8		
	25 to 29 percent	0	0	34	12	33	24		0		
	30 to 34 percent	0	5	45	28	0	3		0		
	35 percent or more	0	18	52	36	7	52		19		
	Not computed	0	0	0	0	0	0		0		
	Total	6	77	181	193	110	156		52		
	% Above 30%	0.00	0.30	0.54	0.33	0.06	0.35		0.37	0.34	

APPENDIX D CONTINUED

Housing Need Calculation

Entity:		Guadalupe, CA	
EXISTING			
(a)	2000 total population	6,063	
(b)	2000 pop in group quarters	0	
(c)	2000 households	1,414	
(d)	2000 housing units	1,450	
(e) = (a) - (b)	2000 pop in households	6,063	
(f) = (e) / (c)	2000 average household size	4.29	
(g) = (b) / (a)	2000 % pop in group quarters	0.00	
FUTURE		H/Hs By Average H/H Size	
		subtract group qtrs pop	
(h)	2015 projected population	7,027	
(i) = (g) * (h)	2015 pop in group quarters	0	
(j) = (h) - (i)	2015 pop in households	7,027	
(k) = (j) / (f)	2015 households	1,644	
(l) = (k)	2015 estimated housing units	1,644	
(m) = (l) * 1.05	2015 housing units + 5% vacancy	1,685	
(n) = (d) * 0.002	2000 units lost by 2015	3	
(o) = (d) - (n)	2000 units existing by 2015	1,447	
(p) = (m) - (o)	2015 required new units	238	